

P.O. Box 408
Greenville, SC 29602

BOOK 1540 PAGE 506

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S.C.
APR 30 4 36 PM '81
BANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 30th day of April, 1981, between the Mortgagor, George S. Lint and JoAnn R. Lint, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Five Thousand Dollars and no/100's (\$5,000.00)----- Dollars, which indebtedness is evidenced by Borrower's note dated April 30, 1981, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 1986.....;

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying, and being in the State of South Carolina, County of Greenville, Austin Township, in the Town of Simpsonville, being known and designated as Lot 77 on a plat of Forest Park, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book EE at Pages 64 and 65 and having according to said plat the following metes and bounds:

BEGINNING on the Northwestern edge of Forest Park Drive at the joint front corner of Lots 77 and 78 and running thence along a line of Lot 78 N. 3-46 W. 118 feet to the center of a creek; thence with the center of the creek as the line in the Easterly direction (by a traverse line S. 89-46 E. 102.1 feet) to the joint rear corner of Lots 76 and 77; thence along a line of Lot 76 S. 13-23 E. 111.4 feet to a point on the Northwestern edge of Forest Park Drive; thence along the Northwestern edge of said Drive S. 80-32 W. 52 feet to a point; thence continuing along the Northwestern edge of said Drive S. 86-14 W. 70 feet to the beginning corner.

This being the same property conveyed to the mortgagors herein by deed of Levis L. Gilstrap, and recorded in the RMC Office for Greenville County, on June 3, 1971, in Deed Book 917, and page 137.

This is a second mortgage and is junior in lien to that mortgage executed by George S. Lint and Joann R. Lint, in favor of First Federal Savings and Loan Association, which mortgage is recorded in the RMC Office for Greenville County, in Book 1193, and page 472.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
\$ 02.00

which has the address of 205 Forest Park Drive Simpsonville
(Street) (City)
South Carolina 29681 (herein "Property Address");
(State and Zip Code)

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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