

FILED  
GREENVILLE S.C.

JUN 17 11 13 AM '81

SONNERSLEY

FIRST FEDERAL  
P. O. BOX 5227  
GREENVILLE S. C. 29609

BOOK 1544 PAGE 364

# MORTGAGE

THIS MORTGAGE is made this 12 day of June, 1981, between the Mortgagor, Lula G. Sweeney

(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").

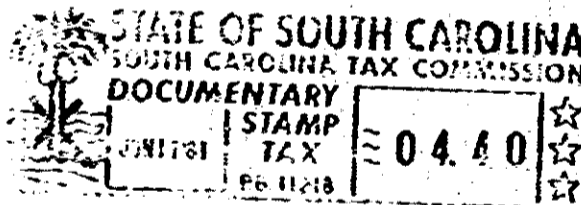
WHEREAS, Borrower is indebted to Lender in the principal sum of Eleven Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 12, 1981, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 1992

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 piece, parcel or lot of land, situate, lying and being in Greenville County, South Carolina, being shown and designated as Lot No. 10, Albans Acres, plat of which is recorded in Plat Book 4-N at Page 31, in the R.M.C. Office for Greenville County, South Carolina, reference to said plat being hereby craved for a more particular description.

This being the same property conveyed to the mortgagor by deed of Albert W. Sweeney and recorded in Deed Book 1074, at Page 109 in the RMC Office for Greenville County on February 23, 1978.

This is a second mortgage and is junior in lien to that mortgage executed to Albert W. Sweeney on November 12, 1975 and recorded in the RMC Office for Greenville County in Book 1353 at Page 364.



which has the address of Lot 10, Route #3, Box 215FP, Simpsonville, S.C. 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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