

FILED
GREENVILLE CO. S.C.

MORTGAGE

AUG 28 3 52 PM '80

THIS MORTGAGE was made this 25th day of August, 1980, between the Mortgagor, Jerome R. Templeton Jr. and Susan D. Templeton, (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 August 25, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1990....;

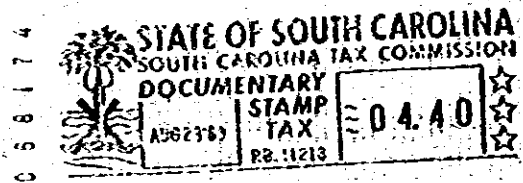
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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:

shown and designated as lot no. 16 on plat of Kingsgate, Sec . II, prepared by Piedmont Engineers and Architects, Recorded in Plat Book 5-D at Page 23 in the RMC office for Greenville County, and having according to said plat the following metes and bounds, to wit:

Beginning at an iron pin on the Western side of Swindon Circle at the joint front corner of lots 15 and 16 and running thence with the common line of said lots, S70-07 W. 121. 05 feet to an iron pin at the joint rear corner of said lots, thence turning and running N9-53 W 155.0 feet to an iron pin, thence turning and running N56-25 E 90.0 feet to an iron pin at the joint rear corner of lts 16 and 17; thence with the joint line of said lots, S 40-44 E 120.7 feet to an iron pin on the Northwestern side of Swindon Circle at the joint front corner of lots 16 and 17; thence with the curvature of Swindon Circle, S. 38-37 W 45.0 feet to an iron pin; thence continuing with the curvature of Swindon Circle, S11-40 E \$0.0 feet to the beginning point.

This being the same property conveyed to the mortgagor herein by deed of W.N. Leslie, Jr. and recorded in the RMC office for Greenville County on April 1, 1975, in Deed Book 1016 and page 158.

This is second mortgage and is junior in lien to that mortgage executed to Jerome R. Templeton Jr. and Susan D. Templeton which mortgage is recorded in the RMC Office for Greenville County in Book 1303 and page 156 on February 27, 1974 to First Federal Savings and Loan Association of Greenville, S.C.



which has the address of 137 Swindon Way, Greenville, S.C. 27001
(Street) (City)

(State and Zip Code) (herein "Property Address");

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 seized 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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