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SCHAFFNER BANKERSLEY R.M.C.

MORTGAGE

THIS MORTGAGE is made this 12th day of September, 1980, between the Mortgagor, Paul H. and Paula G. Edmonds, (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 Twelve Thousand and No/100 (\$12,000) Dollars, which indebtedness is evidenced by Borrower's note dated September 12, 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 Oct. 1, 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:

All that piece, parcel, or lot of land in the County of Greenville, State of South Carolina, being known and designated as Lot No. 38 of a subdivision known as Canebrake I as shown on Plat thereof prepared by Enwright Associates, dated August 18, 1975 and revised October 6, 1975, and recorded in the RMC Office for Greenville County, S. C., in Plat Book "5 P", at Page 46 and having, according to said plat, the following metes and bounds to wit:

BEGINNING at an iron pin on the southeastern side of Canebrake Drive, joint front corner of Lots Nos. 38 and 39, and running thence with the joint lines of said lots, S. 33-00 E. 141.93 feet to an iron pin in the rear line of Lot No. 70; thence with the line of Lot No. 70 and continuing with the rear line of Lot No. 71 S. 55-45 W. 89.7 feet to an iron pin; thence No. 29-45 W. 138.06 feet to an iron pin on the southeastern side of Canebrake Drive; thence with said Drive N. 53-25 E. 46.95 feet to an iron pin; thence continuing with Canebrake Drive No. 52-21 E. 35.03 feet to the point of BEGINNING.

The within is the identical property heretofore conveyed to the mortgagors by deed of Phillip W. Jones, dated 28 December 1978, to be recorded herewith.
MORTGAGEE'S MAILING ADDRESS: P.O. Box 408, Greenville, South Carolina 29602.

This being the same property conveyed to the mortgagor herein by deed of Phillip W. Jones and recorded in the RMC office for Greenville County on Dec. 29, 1978 in Deed Book 1094 and Page 566.

This is a second mortgage and is junior in lien to that mortgage executed to Paul H. and Paula G. Edmonds which mortgage is recorded in RMC office for Greenville County in Book 1454 and Page 31.

which has the address of 104 Cane Brake Dr. Greer, South Carolina 29651 (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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