

FILED  
GREENVILLE CO. S.C.

SEP 22 10 40 AM '80

DONNIE S. TANKERSLEY  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 16th day of September, 1980, between the Mortgagor, Georgia G. Smith, (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 Dollars, which indebtedness is evidenced by Borrower's note dated September 16, 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 October 1, 1995

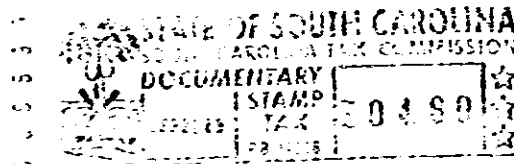
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 thereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Austin Township, located on the southeastern side of State Highway 296 near Gilders Creek and having according to a survey and plat made by T. C. Adams in January, 1955, revised February 1956, the following metes and bounds to wit;

Beginning at an iron pin on Highway Right of Way, said pin being 33 feet from center of said highway and running thence S. 42-0 E. 290.4 feet to an iron pin; running thence S. 44-30 W. 150 feet to an iron pin; running thence N. 42-0 W. 290.4 feet to an iron pin on Highway Right of Way; running thence with the said right of way N. 44-30 E. 150 feet to beginning iron pin.

This being the same property conveyed to the mortgagor by deed of Grady D. Smith dated October 30, 1957 and recorded October 30, 1957 in Deed Book 587 at Page 509.

This is second mortgage and junior in lien to that mortgage executed by Georgia G. Smith which mortgage is recorded in R.M. C. Office for Greenville County in Book 1435 Page 849 dated June 21, 1978.



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which has the address of Route 1, Forks Road, Simpsonville, S.C. 29681,  
(State and Zip Code) (Street) (City)  
(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 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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