

FILED
GREENVILLE, S. C.
FEB 12 11 02 AM '81
DONNELL ANDERSLEY
R.M.C.

FIRST FEDERAL
P. O. BOX 408
GREENVILLE, S. C. 29602

BOOK 1532 PAGE 393

MORTGAGE

THIS MORTGAGE is made this 10th day of February, 1981, between the Mortgagor, W. Angus Davis, (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 11,000.00 Dollars, which indebtedness is evidenced by Borrower's note dated February 10, 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 March 1, 1996.....;

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, situate, lying and being in the State of South Carolina, County of Greenville, on the northern side of Dellwood Drive in the City of Greenville, being shown and designated as Lot No. 9 on plat of Central Development Corporation recorded in the RMC Office for Greenville County in Plat Book BB at Page 23 and having the following metes and bounds, to-wit;

BEGINNING at an iron pin on the northern side of Dellwood Drive at the joint front corner of Lots Nos. 8 and 9, said pin in the center of a 5-foot drainage easement, and running thence through the center of said easement and along the line of Lot 8, N. 10-45 E. 169 feet to an iron pin on an unnamed road; thence along the south side of said unnamed street, N. 77-54 W. 90 feet to an iron pin in the joint rear corner of Lots Nos. 9 and 10; thence along the line of Lot 10, S. 10-45 W. 171.1 feet to an iron pin on the northern side of Dellwood Drive; thence along the northern side of Dellwood Drive, S. 79-115 E. 90 feet to the beginning corner.

This being the same property conveyed to the Mortgagor by deed of Orvilla J. Davis dated April 30, 1979 and recorded May 14, 1979, in the RMC Office for Greenville County in Deed Book 1102 at Page 427.

This is second mortgage and is junior in lien to that mortgage executed by Daniel F. Hellams and Susan D. Hellams to First Federal Savings and Loan Association of Greenville SC, which mortgage is recorded in the RMC office for Greenville County in Book # 1318 at Page 73 dated July 29, 1979.

which has the address of 519 Dellwood Drive Greenville,
(Street) (City)
South Carolina 29609 (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.

RECORDED
0393

4328 RV-2