

FEB 13 4 03 PM '81

THIS MORTGAGE is made this 6th day of February, 1981, between the Mortgagor, Robert D. Green and Rebecca B. Green (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S. C. 29644 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seven Thousand and no/100 (\$7000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 6, 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 piece, parcel or lot of land, located in the County of Greenville, Grove Township, located on U. S. 25 (Augusta Road), approximately 10 miles south of Greenville, containing 2.61 acres according to plat prepared for Robert D. and Rebecca B. Green by Robert S. Jones, R.L.S., dated June 8, 1976, to be recorded in Plat Book 5-U, Page 52, R.M.C. Office for Greenville County, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin in the northwestern edge of U. S. 25, joint front corner with property now or formerly of Walter A. and Judy A. Green, and running thence S. 88-13 W., 300.35 feet to an iron pin; thence turning and running S. 22-20 W., 309.00 feet to an iron pin; thence turning and running S. 88-50 E., 467.72 feet to an iron pin in the northwestern edge of U. S. 25; thence along the northwestern edge of said road, N. 9-31 W., 309.00 feet to an iron pin, the point of beginning.

Being the same property conveyed to Robert D. Green and Rebecca B. Green by deed of Bobbie Moon Green, dated June 22, 1976, and recorded in the R.M.C. Office, Greenville County in Deed Book 1038 and Page 410 on June 22, 1976.

The within mortgage is second and junior in lien to the first mortgage held by United Federal Savings and Loan Association recorded in Mortgage Book 1370, Page 971.

which has the address of Rt. 2 Box 218-A, U. S. Hwy. 25, Piedmont, S. C. 29673,
[Street] [City]

..... (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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