

FILED  
GREENVILLE CO. S.C.

# MORTGAGE

MAR 2 11 51 AM '81

THIS MORTGAGE is made this 20th day of February,  
1981, between the Mortgagor, George Ray Roach and Sylvia S. Roach  
(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 Five thousand Dollars  
and no/100-----Dollars, which indebtedness is evidenced by Borrower's  
note dated February 20, 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, 1986....;

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 situate in the State of South Carolina,  
County of Greenville, on the southwestern side of Martindale Drive, being known  
and designated as Lot No. 51, as shown on a Plat of Martindale, made by C.O.  
Riddle, June, 1959, and recorded in the R.M.C. Office for Greenville County, in  
Plat Book BBB, at Page 97, and having, according to said Plat, the following metes  
and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Martindale Drive, at the  
joint front corner of Lots 51 and 52, and running thence along the common line of  
said Lots S. 24-37 W., 167.3 feet to an iron pin; thence running N. 64-28 W. 125  
feet to an iron pin at the joint rear corner of Lots 50 and 51; thence with  
the common line of said Lots N. 24-37 E. 165.3 feet to an iron pin on the south-  
western side of Martindale Drive; thence with the line of said Martindale Drive  
S. 65-23 E. 125 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of  
Levis L. Gilstrap, and recorded in the R.M.C. Office for Greenville County on  
October 17, 1972, in Deed Book 958 and Page 94.

This is a second mortgage and is junior in lien to that mortgage executed by  
George Ray Roach and Sylvia S. Roach in favor of First Federal Savings and Loan,  
which mortgage is recorded in the R.M.C. Office for Greenville, in Book 1253  
and Page 566. Recorded October 17, 1972.

which has the address of 203 Martindale Drive Simpsonville  
(Street) (City)  
South Carolina 29681 (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 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.