

FILED
GREENVILLE CO. S. C.
APR 16 3 26 PM '81
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1538 PAGE 513

MORTGAGE

THIS MORTGAGE is made this 10 day of April, 1981, between the Mortgagor, Sarah W. Paul, (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 Four Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 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 May 1, 1985.....;

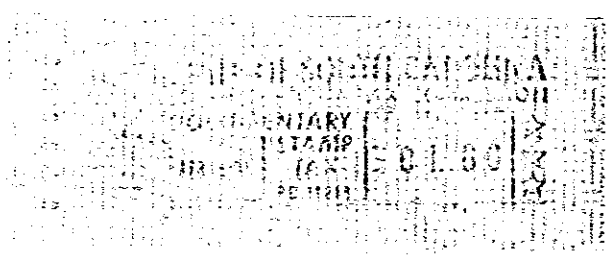
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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:

Being known and designated as Lot No. 68, on a Plat of "Eastdale Davelopment," recorded in the RMC Office in Plat Book YY, at pages 118 and 119, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northeast side of Sycamore Drive at the joint corners of Lots Nos. 67 and 68, and running along the joint line of No. 67, N. 15-54 E., for 200 feet to an iron pin; thence turning and running N. 75-00 E for 114.4 feet to an iron pin at the joint rear corners at Lot Nos. 69 and 68; thence truning and running along the joint line of Lot No. 69, S. 15-00 W. for 200 feet to an iron pin on Sycamore Drive; thence turning and running along Sycamore Drive S. 75-00E for 115 feet to the beginning corner.

This being the same property conveyed to the mortgagor herein by deed of James E. Waldrep and recorded in the RMC Office for Greenville County on 11/75 in Deed Book 1024 at Page 979.

This is a second mortgage and is junior in lien to that mortgage executed to Sarah W. Paul which mortgage is recorded in RMC Office for Greenville County in Book 1349 at Page 911 at dated September 30, 1975.



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which has the address of 309 Sycamore Drive, Mauldin, South Carolina 29662,
(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 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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