

JUN '81

BOOK 1544 PAGE 475

MORTGAGE

THIS MORTGAGE is made this 12th day of June, 1981, between the Mortgagor, Lloyd H. Roben and Pamela T. Roben, (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 Six Thousand Dollars and no/100 (\$6,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 12, 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 July 1, 1991.....;

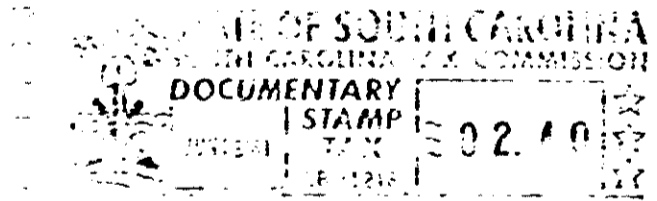
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 lot of land situate on the southern side of Plantation Drive being shown as Lot No. 99 on a plat of Holly Tree Plantation, Phase III, Sec. 1, Sheet 2 dated September 1, 1978 prepared by Piedmont Engineers, Architects & Planners, recorded in Plat Book 6-H at page 75 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Plantation Drive at the joint front corner of Lot 98 and Lot 99 and running thence with Plantation Drive N. 86-54 E. 132.8 feet to an iron pin; thence S. 46-13 E. 34.17 feet to an iron pin on the western side of Briarwood Drive; thence with said drive S. 0-40 W. 99 feet to an iron pin; thence S. 86-51 W. 148.5 feet to an iron pin; thence N. 4-00 W. 115 feet to the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of Franklin Enterprises, Inc., and recorded in the RMC Office for Greenville County, on November 29, 1979, in Deed Book 1116, and Page 557.

This is a second mortgage and is junior in lien to that mortgage executed by Franklin Enterprises, Inc., in favor of First Federal Savings and Loan, which mortgage is recorded in the RMC Office for Greenville County, in Book 1472, and Page 125.



which has the address of 1104 Plantation Drive Simpsonville, South Carolina 29681 (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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