



SECOND MORTGAGE

THIS MORTGAGE is made this 10th day of September 1981, between the Mortgagor, Alberta Bolden and James E. Griffin (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Three thousand, one hundred, fourteen and 72/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 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 September 15, 1984

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 in Greenville Township, Greenville County, State of South Carolina, and being known and designated as Lot No. 79 of Section 6 of a subdivision of Judson Mills Village, as shown on plat thereof recorded in the RMC Office for Greenville County, South Carolina, in Plat Book "K" at Pages 106 and 107, and having the following metes and bounds, to wit:

Beginning at an iron pin on the West side of Fourth Street at the joint corner of Lots Nos. 79 and 80 and running thence along the joint line of said Lots 79 and 80, S. 88-11 W. 77.4 feet to an iron pin, joint rear corner of Lots Nos. 85 and 86; thence with the rear line of Lot No. 86, S. 1-50 E. 70 feet to an iron pin, joint rear corner of Lots Nos. 78 and 79; thence along the joint line of said lots, N. 88-11 E. 77.2 feet to an iron pin at the joint corner of said lots on the West side of Fourth Street; thence along the West side of Fourth Street, N. 1-40 W. 70 feet to the beginning corner.

This is the same property conveyed to Alberta Bolden and James E. Griffin by Charles E. Greene, Sr., Executor of the Estate of Hattie L. Greene, by deed dated December 31, 1980 and recorded January 5, 1981 in the RMC Office in Deed Book 1140 at Page 177.

which has the address of 17 Fourth Street, Judson, Greenville, SC 29611 (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 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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