

FIRST FEDERAL SAVINGS & LOAN ASSN. OF SOUTH CAROLINA

GREENVILLE CO. S. C. FILED DEC 3 3 13 PM '81 SONNIE S. TANKERSLEY R.M.C.

MORTGAGE

THIS MORTGAGE is made this 1st day of December, 1981 between the Mortgagor, Douglas W. and Mary Bennett Tatham, (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 \$13,000.00 (Thirteen thousand and 00/100) Dollars, which indebtedness is evidenced by Borrower's note dated December 1, 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 December 1, 1991;

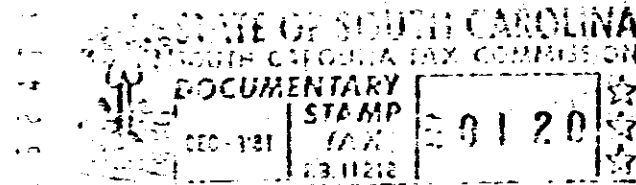
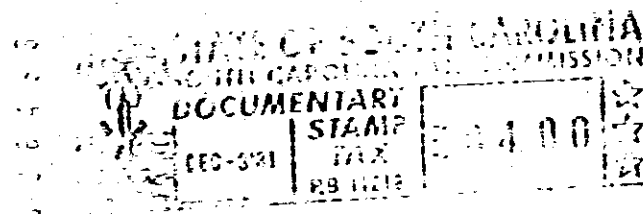
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon situate, lying and being in the State of South Carolina, County of Greenville, on the southwestern side of Konnarock Circle, in Greenville County, South Carolina, being shown and designated as Lot No. 2 on a plat of RICHMOND HILLS, SECTION 5, made by R. B. Bruce, Surveyor, dated November 14, 1967, recorded in the RMC Office for Greenville County, SC, in Plat Book WW, page 38, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Konnarock Circle at the joint front corner of Lots nos. 1 and 2 and running thence with the common line of said lots, S. 28-34 W., 150 feet to an iron pin in the line of property now or formerly belonging to Pearle J. Ross; thence with the line of said property, N. 61-26 W., 100 feet to an iron pin; thence with the common line of Lots nos. 2 and 3, N. 28-34 E. 150 feet to an iron on the southwestern side of Konnarock Circle; thence with the southwestern side of Konnarock Circle, S. 61-26 E., 100 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagor by deed of Paul Ernest Roughton, Jr., and DeAnne Z. Roughton and recorded in the RMC office for Greenville county on August 6, 1974 in Deed Book 1004 at page 385.

This is a second mortgage and is Junior in Lien to that mortgage executed by Douglas W. and Mary Bennett Tatham which mortgage is recorded in the RMC office for Greenville on August 6, 1974 in book 1319 at page 79.



which has the address of 3 Konnarock Circle Greenville, SC 29609 (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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