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BOOK 1505 PAGE 834

MORTGAGE

THIS MORTGAGE is made this 12th day of March, 1982, between the Mortgagor, JACK C. DURHAM, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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").

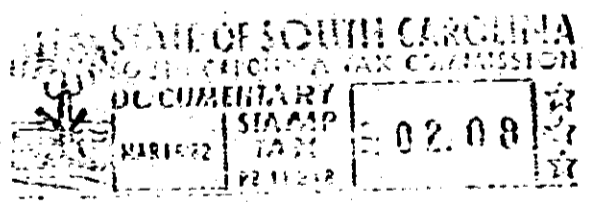
WHEREAS, Borrower is indebted to Lender in the principal sum of FIVE THOUSAND TWO HUNDRED & NO/100 (\$5,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 12, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 1987.....;

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 the City of Mauldin, County of Greenville, State of South Carolina, situate, lying and being on the northern side of Rosewood Circle and being shown and designated as Lot. No. 91 on plat of SECTION 2, PEACHTREE TERRACE SUBDIVISION, recorded in the RMC Office for Greenville County in Plat Book BBB at Page 105, and having such metes and bounds as shown on said plat, reference to which is hereby made for a more complete description by metes and bounds.

This being the same property conveyed to Jack C. Durham and Geralene G. Durham by deed of Edwin L. Shaw, Jr., recorded April 21, 1978, in the RMC Office for Greenville County, S.C., in Deed Book 1163 at Page 803. Geralene G. Durham is conveying her one-half interest in said property to the mortgagor herein by deed to be executed and recorded of even date herewith.

This is a second mortgage, being junior to and inferior to the lien of that certain mortgage originally given by Edwin L. Shaw, Jr., assumed by Jack C. Durham and Geralene G. Durham, to First Federal Savings and Loan Association, dated March 25, 1977, in the original sum of Thirty-Two Thousand (\$32,000.00) Dollars, recorded in the RMC Office for Greenville County, S.C., in Mortgage Book 1392 at Page 543.



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which has the address of 314 Rosewood Circle, Mauldin, (Street) (City) S. C. 29662 (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 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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