

MORTGAGE

THIS MORTGAGE is made this 4th day of June, 1982, between the Mortgagor, William Beattie Stover, Jr. and Elizabeth H. Stover, (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 \$6145.13 (~~Six thousand one hundred forty-five and 13/100~~) Dollars, which indebtedness is evidenced by Borrower's note dated June 4, 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 July 1, 1988.....;

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 of that lot of land in the State of South Carolina, County of Greenville, in Berea, known as Lot 18 on Plat of Mountain Shadows, recorded in the RMC Office for Greenville County in Plat Book 4-N at Page 7 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Plano Drive, at the corner of Lot 17 and running thence N. 53-52 E 180 feet to an iron pin, thence S. 36-08 E. 100 feet to an iron pin on the northwestern side of Elkhorn Drive, thence with Elkhorn Drive S. 49 W 155.5 feet to an iron pin; thence with the intersection of Elkhorn Drive and Plano Drive N. 84-07 W. 34.2 feet to an iron pin; thence with Plano Drive N. 36-08 W. 90.5 feet to the point of beginning.

This being the same property conveyed to the mortgagor by deed of Leon Moody and recorded in the RMC Office for Greenville County on March 27, 1972 in Deed Book 939 at Page 270.

This is a second mortgage and is Junior in Lien to that Mortgage executed by William Beattie Stover, Jr. and Elizabeth H. Stover to Travelers Rest Federal Savings and Loan (now known as Poinsett Federal) which mortgage is recorded in RMC Office for Greenville County on February 14, 1972 in Book 1222 at Page 293.

RECORDED
INDEXED
MAY 17 1982
RMC OFFICE
GREENVILLE, S.C.

SC70 --- 1 JUN 10 1982 008

which has the address of 101 Elkhorn Drive Greenville,
(Street) (City)
South Carolina 29609 (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.

4.0001

1033

4328 RV-2