

S.C.
JUN 14 '82
WASLEY

BOOK 1572 PAGE 714

MORTGAGE

THIS MORTGAGE is made this 14th day of June, 1982, between the Mortgagor, Marvin O. Williams and Patricia H. Williams, (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 Twenty-Three Thousand Four Hundred and No/100 (\$23,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 14, 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, 1992.....;

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 constructed thereon situate, lying and being in the State of South Carolina, County of Greenville, O'Neal Township, located on the Northern side of Highway No. 101, and being shown on plat of property made for Lola M. Stone Wilbanks by Terry T. Dill, Surveyor, dated August 15, 1970, recorded in Plat Book 4-E at Page 177, and having the following metes and bounds, according to said plat, to-wit:

BEGINNING at an iron pin at the intersection of a private road and Highway No. 101, and running thence with the northern side of said highway, N. 78-18 W. 130 feet to an iron pin at the corner of other property of Lola M. Stone Wilbanks; thence with her line, N. 17-27 E. 175 feet to an iron pin; thence still with other property of the said Lola M. Stone Wilbanks, S. 78-18 E. 130 feet to the western side of a private drive; thence along the western side of said private drive, S. 17-27 W. 175 feet to the beginning corner.

This mortgage is second and junior in lien to that certain mortgage given by the mortgagors to Greer Federal Savings and Loan Association in the original amount of \$31,000.00 dated April 28, 1981, and recorded in the Office of the RMC for Greenville County in Mortgage Book 1539 at Page 497 on April 29, 1981.

Derivation: Deed Book 919, Page 328, recorded July 1, 1971; Deed Book 1147, Page 118, recorded April 29, 1981; Deed Book 1147, Page 114, recorded April 29, 1981.

Charlie O. Wolfe, Patricia & Rubin Wilbanks, Patricia Williams & Marvin Williams.

SOUTH CAROLINA
COUNTY CLERK
OFFICE
JUN 14 1982

which has the address of Rt. 7, Highway 101 Greer,
(Street) (City)
SC 29651 (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.

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