

S. C.
1982
SLEY

P. O. Box 408
Greenville, SC 29602

BOOK 1574 PAGE 289

MORTGAGE

THIS MORTGAGE is made this 25th day of June, 1982 between the Mortgagor, William T. Matney and Jane P. Matney, (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 Seven Thousand Six hundred and no cents Dollars, which indebtedness is evidenced by Borrower's note dated June 25th, 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, 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:

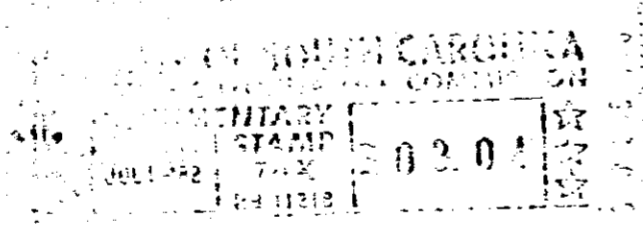
All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, near the city of Greenville, on the southeast side of Knollwood Drive being shown as Lot 26 on plat of Knollwood Heights, recorded in the RMC Office for Greenville, S. C. in Plat Book WW, Page 8 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of Knollwood Drive at the joint front corner of Lots 25 and 26 and runs thence along the line of Lot 25 S. 60-13 E. 200.8 feet to an iron pin; thence S. 30-47 W. 200 feet to an iron pin; thence N. 62-54 W. 199.6 feet to an iron pin on the southeast side of Knollwood Drive; thence along Knollwood Drive N. 32-40 E. 105 feet to an iron pin; thence N. 28-02 E. 105 feet to an iron pin on the Southeast side of Knollwood Drive, the beginning corner.

This being the same property conveyed to the mortgagor(s) herein by deed of Eleanor Hunt Bishop, and recored in the RMC Office for Greenville County, on 2-8-73, in Deed Book 967, and page 43.

This is a second mortgage and is junior in lien to that mortgage executed by William T. Matney and Jane P. Matney, in favor of First Federal Savings and Loan of South Carolina, which mortgage is recorded in the RMC Office for Greenville County, in Book 1278, and Page 458.

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which has the address of Rt 6, Knollwood Drive Greenville, South Carolina 29607 (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 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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