

# MORTGAGE

THIS MORTGAGE is made this twenty-fifth day of June, 1982, between the Mortgagor, Irma Wagner Green, now Irma Wagner Green Fowler, (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 Ten thousand 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, 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 the buildings and improvements thereon, lying and being on the southwesterly side of Bon Air Street (formerly Shaver Drive), in the Town of Mauldin, S. C., being known and designated as Lot No. 4, on plat of Property of C. D. Christopher, as recorded in the RMC Office for Greenville County, S. C., in Plat Book 00, page 226, and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southwesterly side of Bon Air Street (FORMERLY Shaver Drive), said pin being the joint front corner of Lots 4 and 5 and running thence S 50-32 W 161.9 feet to an iron pin, the joint rear corner of Lots 4 and 5; thence N 39-28 W 84.1 feet to an iron pin, the joint corner of Lots 1, 2 and 4; thence N 44-56 E 162.7 feet to an iron pin on the southwesterly side of Bon Air Street; thence with the southwesterly side of Bon Air Street S 39-28 E 100 feet to an iron pin, the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, easements and rights of ways, if any, affecting the above described property.

This being the same property conveyed to mortgagor by deed of William D. Brooks, dated July 17, 1968 and recorded on July 18, 1968 in the RMC Office for Greenville County, South Carolina in Deed Book 1848 on page 547.

This is a second mortgage and is junior in lien to that first mortgage executed by Irma Wagner Green, now Irma Wagner Green Fowler and Carolina National Mortgage Corporation dated 7-17-68 and recorded on 7-18-68 in the RMC Office for Greenville County, S. C. in Book 1097, page 617 and assigned to Talman Federal Savings and Loan Association dated 8-28-68 and recorded 8-30-68 in Book 1101 on Page 615.

which has the address of 100 Bon Air Street, Mauldin, South Carolina 29662,  
(Street) (City)  
(State and Zip Code) (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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