



SECOND

MORTGAGE

BOOK 1575 PAGE 37

THIS MORTGAGE is made this 21ST day of June 1982, between the Mortgagor, William N. Odom and Brenda T. Odom (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Five thousand and four hundred forty six and xx/100 Dollars, which indebtedness is evidenced by Borrower's note dated 6-21-82 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 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 piece, parcel or lot of land, together with buildings and improvements, situate, lying and being on the Eastern side of Fairford Circle, in Greenville County, South Carolina, near Taylors, being shown and designated as lot No. 93 on a Plat of Colonial Hills Section No. 5 made by Piedmont Engineers and Architects dated October 18, 1966 and recorded in the RMC Office for Greenville County, S.C. in Plat Book QQQ, Page 21, reference to which is hereby craved for the metes and bounds thereof.

The above property is a part of the same conveyed to Bomar-Miller, Inc., by deed of Williams Land Co., Inc., recorded in Deed Book 876, Page 59, and is hereby conveyed subject to rights of way, easements, conditions, public roads, and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground, affecting said property.

As a part of the consideration for this deed, the Grantee assume and agree to pay in full the indebtedness due on a note and mortgage given by the Grantor to Fidelity Federal Savings and Loan Association in the original sum of \$14,000.00 recorded on November 26, 1969 in the Mortgage Book 1143, Page 9, on which there is a present balance due in the amount of \$13,883.15.

The within deed is given in satisfy of a Bond for Title given by the Grantor to the Grantees covering the above described property recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 890, Page 545.

The Grantees agree to pay Greenville County property taxes for the Tax Year 1971 and subsequent years.

which has the address of #11 Fairford Circle Taylors, S.C. 29687 (Street) (City) (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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