

Oct 1 10 18 AM  
DONNIE S. TANKERSLEY  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 27th day of September, 1982, between the Mortgagor, Carroll E. Smith and Veronica C. Smith, (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").

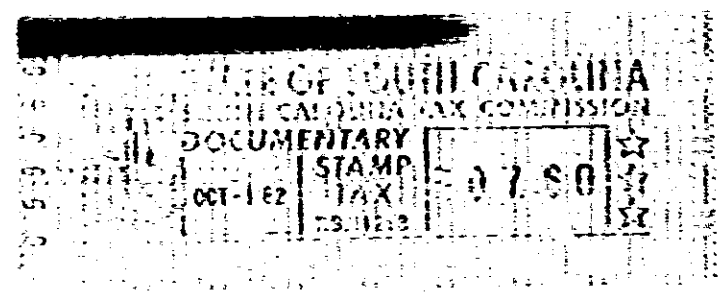
WHEREAS, Borrower is indebted to Lender in the principal sum of Nineteen Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated 9/27/82, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 10/1/1992.....;

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, in the Town of Simpsonville, on the eastern side of Delmar Drive, being shown and designated as all of Lot 45 and a five-foot portion of Lot No. 46 on a plat of BRENTWOOD, Section II, made by Piedmont Engineers and ARCHITECTS, Surveyors, dated May 19, 1972, recorded in the RMC Office for Greenville County in Plat Book 4-R at Page 5 and having, according to said plat, such metes and bounds as are more fully shown thereon.

This being the same property conveyed to mortgagors herein by deed of Willard W. Banks and Linda R. Banks dated June 30, 1978, recorded on July 3, 1978, in Book 1082 at Page 362

This mortgage is junior to that certain mortgage given by the above-named mortgagors to First Federal Savings and Loan Association dated June 30, 1978, recorded on July 3, 1978, in Book 1437 at Page 27 in the original amount of \$32,900.00.



which has the address of 111 Delmar Drive Simpsonville,  
(Street) (City)  
SC 29681  
(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 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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