

FILED
GREENVILLE CO. S. C.
JAN 14 8 58 AM '83
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1591 PAGE 827

MORTGAGE

THIS MORTGAGE is made this 10th day of January, 1983, between the Mortgagor, James D. Holaway and Mary L. Holaway, (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 Fifteen Thousand Five Hundred and no/100 (\$15,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 10, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 1993.....;

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.

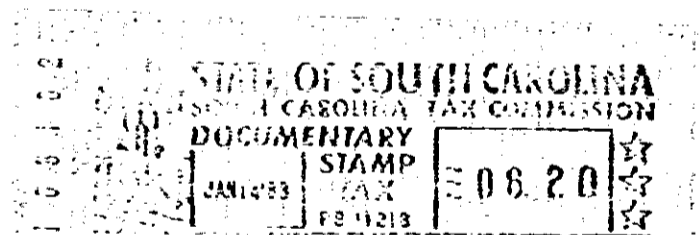
ALL that certain piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being in Oneal Township, County of Greenville, State of South Carolina, lying on the East side of a road that leads from Oneal to Berry's Mill and State Highway No. 14, bounded by lands of M.A. Jordan and Elsie H. Bryant, containing one (1) acre, more or less, and having the following courses and distances:

BEGINNING at corner of Elsie H. Bryant's lands, which corner is 271.4 feet North along said road from A.L. Southern's corner, and runs thence with the Bryant line S. 86 - 30 E 414.9 feet to a corner in a field; thence N. 3-30 E 105 feet to an iron pin; thence N. 86-30 W 414.9 feet to a point in center of said road (iron pin back on bank of road); thence S 3-30 W 105 feet to the point of beginning.

DERIVATION: See Deed of Ernest D. Teems, Sr. dated April 20, 1973 and recorded in RMC Office for Greenville County in Deed Book 971 Page 880.

This conveyance is subject to all restrictions, set back lines, roadways, easements, rights of way, if any, affecting the above described property.

This is a second mortgage and is junior in lien to none.



which has the address of Route 3, Box 139, Greer, (City)

South Carolina 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.