

FIRST FEDERAL
SAVINGS & LOAN ASSN.
OF SOUTH CAROLINA

BOOK 1558 PAGE 990
BOOK 87 PAGE 1338

FILED
GREENVILLE CO. S.C.
DEC 3 3 13 PM '81
SONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 1st day of December, 1981 between the Mortgagor, Douglas W. and Mary Bennett Tatham (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 \$13,000.00 (Thirteen thousand and 00/100) Dollars, which indebtedness is evidenced by Borrower's note dated December 1, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 1991;

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 thence with the line of said property, N. 61-26 E., 100 feet to an iron pin; thence with the common line of Lots nos. 2 and 3, N. 28-34 E. 150 feet to an iron on the southwestern side of Konnarock Circle; thence with the southwestern side of Konnarock Circle, S. 61-26 E., 100 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagor by deed of Paul Ernest Roughton, Jr., and DeAnne Z. Roughton and recorded in the RMC office for Greenville county on August 6, 1974 in Deed Book 1004 at page 385.

This is a second mortgage and is Junior in Lien to that mortgage executed by Douglas W. and Mary Bennett Tatham which mortgage is recorded in the RMC office for Greenville on August 6, 1974 in book 1319 at page 79.

PAID SATISFIED AND CANCELLED
First Federal Savings and Loan Association
of South Carolina

Victor C. ...
12/28/84 13,000.00
Witness *Jose Brown*
Robert ... Greenville

which has the address of 3 Konnarock Circle

SC 29609 *Greenville* (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 hereby 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.

SOUTH CAROLINA — 1 to 4 Family — 6 75 — FNMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Para. 24)

SC 29609 DE 3 1981 732

DEC 3 1984 16722

BROWN AND HAGINS
ATTORNEYS-AT-LAW, P.A.
GREENVILLE CO. S.C.
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