



BOOK 1502 PAGE 709

THIS MORTGAGE made this 1st day of May, 1980, between the Mortgagor, C. Alan Tucker and Carolyn G. Tucker (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 Eleven Thousand, Five Hundred, Sixty Four & 28/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 1, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 1986

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:

On the Northwest side of Waccamaw Avenue, being shown as Lot No. 2 on a plat of property of C. of C. B. Martin, recorded in the RMC Office for Greenville County, in Plat Book F, Page 102 and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northwest side of Waccamaw Avenue, at the joint front corner of Lots 2 and 4. and runs thence along the line of Lot 4, N. 71-35 W. 171.9 feet to an iron pin, thence N. 16-51 E. .69.9 feet to an iron pin at the southwest feet to an iron pin at the southwest edge of a 20 foot alley, thence along the southwest edge of said alley, S. 71-35 E. 166.2 feet to an iron pin on the northwest side of Waccamaw Avenue, thence along Waccamaw Avenue, S. 12-10 W. 70.3 feet to the beginning corner.

This is the same property conveyed to Verne Cassady and Sara K. Cassaday by Deed dated August 1, 1975, said Deed being recorded in the RMC Office for Greenville County in Deed Book 1022 at Page 147, said property being conveyed to Mortgagors and having been recorded in the RMC Office for Greenville County in Deed Book 1063 at Page 84.

This is a second mortgage and is junior in lien to that mortgage executed to C. Alan Tucker and Carolyn G. Tucker, which mortgage is recorded in RMC Office for Greenville County in Book 1407 at Page 558.



which has the address of 200 Waccamaw Avenue, Greenville (City) South Carolina 29640 (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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