

MORTGAGE

BOOK 1502 PAGE 713

THIS MORTGAGE is made this 24 day of April, 1980, between the Mortgagor, Ronnie J. Manley and Ruby D. Manley, (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").

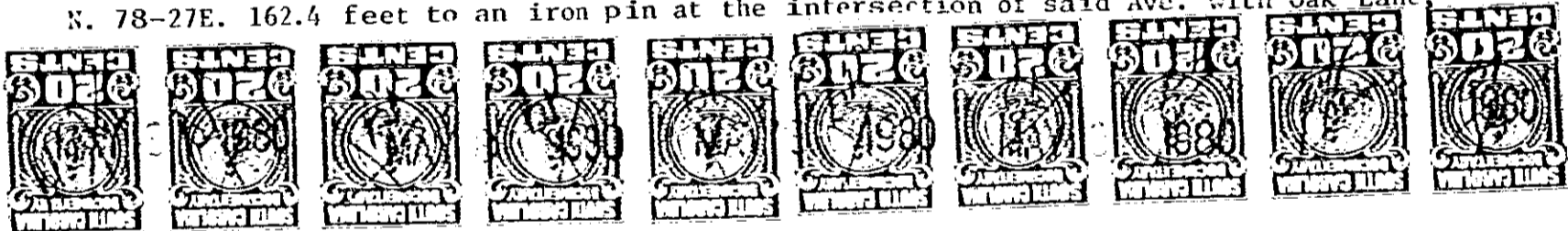
WHEREAS, Borrower is indebted to Lender in the principal sum of Nineteen Thousand Five Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's noted dated April 24, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 1990;

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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 Southern side of S. Florida Ave. and on the Western side of Oak Lane, being shown as Lot #101 on a plat of the property of A. J. Prince made by Campbell & Clarkson, Surveyors, dated Jan. 4, 1968, and recorded in the RMC Office for G'ville County, South Carolina in Plat Book WW at Page 9, and having according to said plat the following metes and bounds, to-wit:

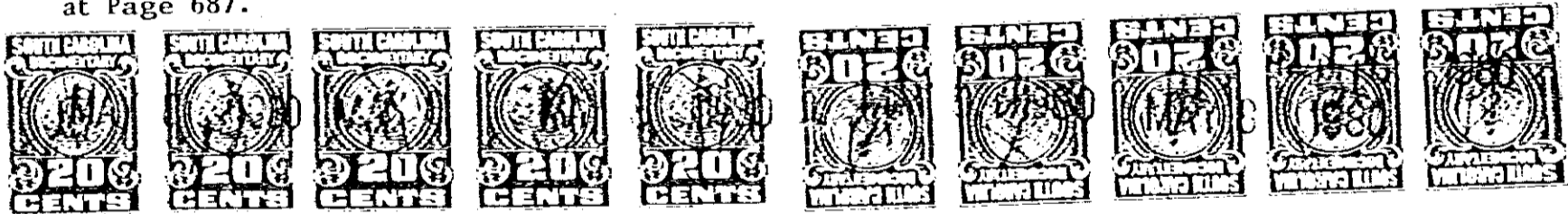
Beginning at an iron pin on the Western side of Oak Lane at the joint front corner of Lot #s 101 & 102 and running thence along the common line of said lots, S. 77W 187 feet to the center of a branch (iron pin back at 10 feet); thence with said branch as the line, the traverse line being N. 3-58E 87.6 feet to a point on S. Florida Ave., thence leaving said branch and running along the Southern side of S. Florida Ave. N. 78-27E. 162.4 feet to an iron pin at the intersection of said Ave. with Oak Lane



thence with the Western side of Oak Lane, S. 13.E 80 feet to an iron pin, the beginning corner.

This being the same property conveyed to the Mortgagors herein by a certain deed of W. O. Townsend and Julia Q. Townsend recorded in the RMC Office for Greenville County on August 30, 1976 in Deed Book 1042 at Page 4.

This is second mortgage and is junior in lien to that mortgage executed to Ronnie J. & Ruby D. Manley which mortgage is recorded in RMC Office for Greenville County in Book 1376 at Page 687.



which has the address of 901 South Florida Avenue Greenville, South Carolina 29611 (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



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