

MORTGAGE

THIS MORTGAGE is made this 30th day of May, 1980, between the Mortgagor, Edward James White, Jr. and Katherine B. White, (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 Thirteen Thousand Seven Hundred Twenty Seven & 04/100 (13,727.04) Dollars, which indebtedness is evidenced by Borrower's note dated May 30, 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 May 1, 1988

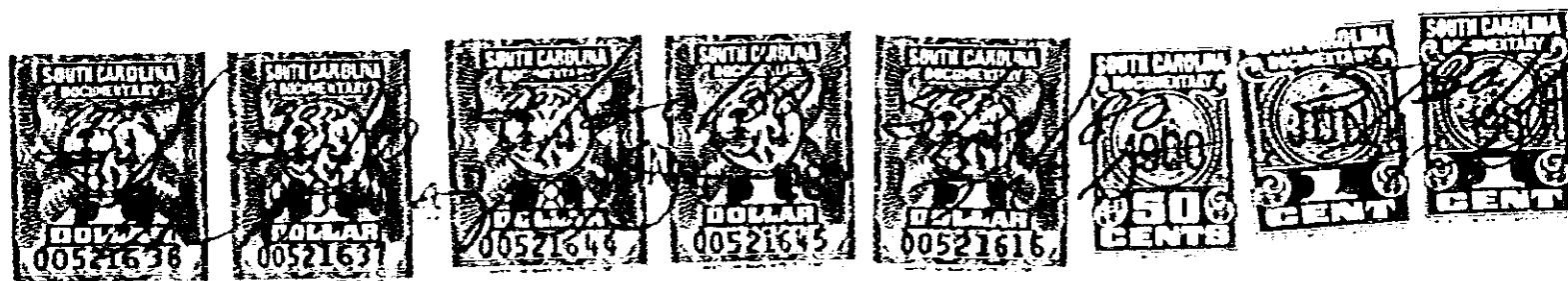
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 western side of North Main Street and being known and designated as Lot No. 15 on a plat of Block F, HIGHLAND TERRACE Subdivision, plat of which is recorded in the RMC Office for Greenville County in Plat Book K at Pages 120-122, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the western side of North Main Street at the joint front corner of Lots 15 and 16 and running thence with the common line of said Lots N.66-30 W. 190 feet to an iron pin at the joint rear corner of said Lots; thence S.14-47 W. 77.5 feet to an iron pin in a 15 ft. alley; thence with said alley S.66-30 E. 190 feet to an iron pin on North Main Street; thence with said Street N.14-47 E. 77.5 feet to the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of Stephen M. Young and recorded in the RMC office for Greenville County on June 26, 1972 in Deed Book #947 and Page #187.

This is a second mortgage and is junior in lien to that mortgage executed to Edward James White, Jr. and Kathryn B. White which mortgage is recorded in RMC office for Greenville County in Book #1238 and Page #612.



which has the address of 1405 N. Main St., Greenville,
(Street) (City)
S. C. 29609 (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 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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