



MORTGAGE

THIS MORTGAGE is made this 20th day of June, 1980, between the Mortgagor, Mary C. Y. Thornton Rice

, (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 Five Thousand Four Hundred Thirty Nine & 84/100 (5,439.84) Dollars, which indebtedness is evidenced by Borrower's note dated June 20, 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 June 1, 1984.....;

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 northwestern side of Knollwood Drive, containing 1.52 acres and .51 acres as shown on a plat of property of T. J. Mims made by C. O. Riddle, dated March, 1959, revised August 10, 1960, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in Knollwood Drive at the joint corner of property now or formerly owned by Harry Hingson and running thence with Knollwood Drive S. 43-33 W. 286.1 feet; thence N. 37-38 W. 339.2 feet; thence N. 37-18 E. 122.6 feet; thence N. 52-53 W. 57 feet to an old iron pin; thence N. 43-12 E. 80.9 feet to an old iron pin at the corner of property now or formerly owned by Harry Hingson; thence S. 51-40 E. 407.3 feet to the Point of Beginning.

This being the same property conveyed to the mortgagor herein by deed of G. Frank Mims and recorded in the RMC office for Greenville County on 5-31-73 in Deed Book 975 and page 669,

This is a second mortgage and is junior in lien to that mortgage executed to Mary C.Y. Thornton which mortgage is recorded in RMC office for Greenville County in Book 1279 and page 84, recorded on May 31, 1973.



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which has the address of Rt. 6, Knollwood Dr. Greenville, (Street) (City)

S. C. 29607 (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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