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MORTGAGE

THIS MORTGAGE is made this 26th day of June, 1980, between the Mortgagor, Samuel B. King, III, (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 Six Thousand Four Hundred Seventy-Seven and 30/100ths (\$6,477.30) Dollars, which indebtedness is evidenced by Borrower's note dated June 26, 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 January 1, 1985;

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:

ALL that lot of land with the buildings and improvements thereon, situate on the East side of Jones Avenue in the City of Greenville, Greenville County, South Carolina, being shown as Lot No. 6 on Plat of Property of W. C. McDaniel, recorded in the RMC office for Greenville County, South Carolina, in Plat Book F, Page 186.

The wording for the derivation clause to the deed is as follows: This being the same property conveyed to the mortgagor herein by deed of Joel W. Turner and Patsy H. Turner and recorded in the RMC office for Greenville County on March 16, 1979 in Deed Book 1098 and page 594 .

This is second mortgage and is junior in lien to that mortgage executed to Samuel B. King, III which mortgage is recorded in RMC office for Greenville County in Book 1459 and page 948.



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which has the address of 329 Jones Avenue, Greenville, (Street) (City) S. C. 29605 (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 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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