

1980
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First Federal Savings and Loan
P.O. Box 408
Greenville, S.C. 29607

1508 PAGE 492

MORTGAGE

THIS MORTGAGE is made this 21st. day of July,
1980, between the Mortgagor, Mary M. Black,
(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 Fifteen Thousand and
no/100 Dollars, which indebtedness is evidenced by Borrower's
note dated July 21, 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 August 1, 1995.

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 certain piece, parcel or lot of land, with all improvements thereon,
situate, lying and being in the State of South Carolina, County of Greenville,
on the southeast side of Pimlico Road, in the City of Greenville, and being known
as Lot # 91 on the plat of Section A of Gower Estates, made by Dalton & Neves,
Engineers, January, 1960 and recorded in Plat Book QQ, pages 146 and 147.

The above property is the same conveyed to the mortgagor by Robert G. Hooks, Jr.
and Mary J. Hooks Rudisill, formerly Mary J. Hooks, by deed dated March 14, 1966
and recorded in the R. M. C. Office for Greenville County on March 21, 1966 in
Deed Vol. 794, at page 299.

This is a second mortgage and junior in lien to that mortgage executed by Mary
M. Black to First Federal Savings and Loan Association of Greenville, S. C.
on August 22, 1979, recorded in Book 1478 at page 494.

which has the address of 207 Pimlico Road, Greenville, S. C. 29607,
(Street) (City)
(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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