

First Federal Savings and Loan Association of Greenville, S.C.  
P.O. Box 408  
Greenville, South Carolina 29602

BOOK 1508 PAGE 887

29  
11 '80  
ASLEY

## MORTGAGE

THIS MORTGAGE is made this 23rd day of July,  
1980, between the Mortgagor, Richard Carson & Jearldine T Carson,  
(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 (\$15,000.00) Dollars, which indebtedness is evidenced by Borrower's  
note dated July 23, 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 \_\_\_\_\_

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 Old Mill Road, being known and designated as Lot No. 12 of a subdivision known  
as OLD MILL ESTATES, as shown on plat thereof recorded in the R. M. C. Office for  
Greenville County in Plat Book 000 at page 159 and having, according to said plat,  
the following rates and bounds, to-wit;

BEGINNING at an iron pin on the eastern side of OLD-MILL ROAD, at the joint front  
corner of Lots Nos. 12 and 13 and running thence with the joint line of said lots,  
S. 81-39 E. 210.4 feet to an iron pin in the line of Lot No. 29; thence with the  
line of Lot No. 29, S. 90-0 W. 96 feet to an iron pin at the joint rear corner of  
LOTS NOS. 11 and 12; Thence with the joint line of said lots, N. 82-16 W. 228 feet  
to an iron pin on the eastern side of OLD MILL ROAD; thence with the said road,  
N. 19-09 E. 100 feet to the beginning corner.

This being the same property conveyed to the mortgagor by Deed of Bob Maxwell  
Builders, Inc. and recorded in RMC Office of Greenville County on Aug. 5 1975,  
in Deed Book #1022 Page # 320

This is a 2nd mortgage and is Junior in lien to that mortgage executed by Richard  
Carson and Jearldine T. Carson to First Federal Saving & Loan Association of  
Greenville SC, which is recorded in the RMC Office of Greenville County,  
Greenville SC in Book # 1345 Page #460, Dated August 5, 1975

which has the address of 4 Mill Estate Road Taylors,  
South Carolina 29687  
(State and Zip Code) (Street) (City)  
(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  
declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance  
policy insuring Lender's interest in the Property.

5CTO ----- J. 28 80 038

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