

FILED
S. C.
2:40 PM '80
GREENVILLE
SHERSLEY

MORTGAGE

THIS MORTGAGE is made this 12th day of August, 1980, between the Mortgagor, Don O. Rollins, (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 Thirty Thousand & no/100 (\$30,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 12, 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 September 1, 1980.

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 in Greenville County, South Carolina, being known and designated as Lot No. 3 on a plat of property belonging to John K. Buff and C. A. Harvin, Jr., recorded in the RMC Office for Greenville County in Plat Book CC at Page 143, and having according to the said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Alpine Way at the joint front corner of Lots Nos. 3 and 4, and running with Alpine Way, N. 39-19 E. 75 feet to an iron pin at the joint front corner of Lots Nos. 3 and 2; running thence with the line of said lots N. 50-41 W. 171 feet to iron pin at the joint rear corner of said lots; thence S. 38-31 W. 39.6 feet to a point; thence S. 38-40 W. 35.4 feet to iron pin at joint rear corner of Lots No. 3 and 4; thence with joint line of said lots, S. 50-41 E., 170.1 feet to iron pin, the point of beginning.

This being the identical property conveyed to the Mortgagor by deed of John K. Buff and C. A. Harvin, Jr., as recorded March 1, 1956, in Deed Book 546, Page 337, RMC Office for Greenville County.

This Mortgage being second, junior in lein to that first Mortgage held by First Federal Savings & Loan Association recorded November 15, 1968, in the RMC Office for Greenville County in REM Book 1109, Page 624, and having a present balance of \$19,422.37.

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GREENVILLE
SOUTH CAROLINA

which has the address of 7 Alpine Way Greenville, South Carolina 29609 (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.

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