

FILED
GREENVILLE CO. S. C.
SEP 2 11 37 AM '80
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1513 PAGE 900

MORTGAGE

THIS MORTGAGE is made this 27th day of August, 1980, between the Mortgagor, Steve A. and Susan Watson, (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 Five Hundred (\$6,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated Aug. 27, 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 Sept. 1, 1987.....;

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:

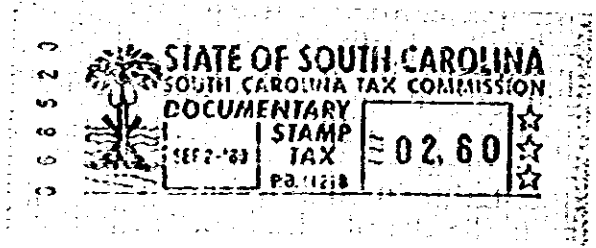
ALL that certain piece, parcel or lot of land, situate, lying and being in the Town of Simpsonville, Austin Township, on the Southeast side of Larchwood Drive, being shown and designated as Lot No. 739, Section VI, Sheet 2 of 2, Westwood Subdivision, as shown on plat thereof recorded in the RMC Office for Greenville County, S. C. in Plat Book 5-P at Page 35. Reference is hereby made to said plat for a more particular description.

This conveyance is made subject to the restrictive covenants affecting Section VI of Westwood Subdivision, said restrictive covenants being recorded in the RMC Office for Greenville County, S. C. in Deed Volume 1039 at Page 42.

This being a portion of the same property conveyed to Artistic Builders, Inc., by Deed of Builders & Developers, Inc. of even date to be recorded herewith.

This being the same property conveyed to the mortgagor herein by deed of Artistic Builders, Inc. and recorded in the RMC office for Greenville County on Feb. 14, 1978 in Deed Book 1073 and Page 623.

This is a second mortgage and is junior in lien to that mortgage executed to Steve A. and Susan Watson which mortgage is recorded in RMC office for Greenville County in Book 1423 and Page 247.



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which has the address of 210 Larchwood Dr. Simpsonville, S. C. 29681 (herein "Property Address");
(Street) (City) (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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