

FILED
 CO. S. C.
 SEP 9 3 58 PM '80
 DONNIE S. TANKERSLEY
 R.M.C.

MORTGAGE

BOOK 1515 PAGE 184

THIS MORTGAGE is made this 4th day of September, 1980, between the Mortgagor, James R. Williams and Lynda M. Williams, (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").

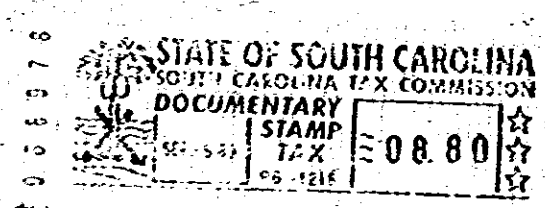
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Two Thousand and 00/100 (\$22,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated Sept. 4, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2000.....;

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, together with the improvements thereon, situate, lying and being the county and state aforesaid, on the eastern side of Patton Road, being shown and designated as Lot 15 on a Plat of ORDEREST PARK, recorded in the R.M.C. Office for Greenville County in Plat Book S, at Page 109. Said lot fronts on Patton Road for an aggregate depth of 145.2 feet on its northern boundary; runs back to a depth of 166.8 feet on its southern boundary, and is 55 feet across the rear.

RESTRICTIONS: See Deed Book 354, page 421.

DERIVATION: This being the same property conveyed to the Mortgagors herein by Deed dated and recorded on May 6, 1977 from the U. S. HUD and recorded in Deed Book 1056, at Page 166.

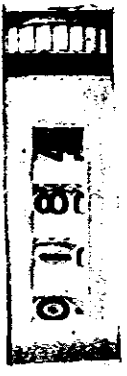


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which has the address of 201 Patton Road, Greenville, (City)
S. C. 29605 (State and Zip Code) (herein "Property Address");

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 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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