

FILED
GREENVILLE CO. S. C.

SEP 17 11 31 AM '80

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 16th day of September, 1980, between the Mortgagor, Bernard H. Wortkoetter and Annabelle K. Wortkoetter, (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 Thousand and no/100 (\$20,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 16, 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, 1995

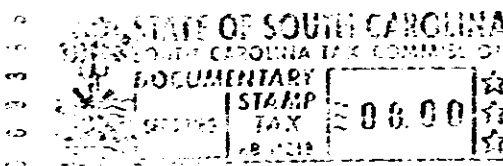
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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:

Lot No. 90 of WELLINGTON GREEN, SECTION 2, as shown on plat thereof recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book YY, at page 117, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Abingdon Way, which iron pin is the joint front corner of Lots Nos. 89 and 90, and running thence N. 32-15 E. 170.0 feet to an iron pin; thence S. 57-45 E. 100 feet to an iron pin; thence S. 32-15 W. 170.0 feet to an iron pin on the northeasterly side of Abingdon Way; thence along Abingdon Way N. 57-45 W. 100 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Charles A. Senn dated June 10, 1975 and recorded in the R.M.C. Office for Greenville County in Deed Book 1019 at Page 939 on June 17, 1975.

This mortgage is junior in lien to that certain mortgage given by Bernard H. Wortkoetter et al dated June 10, 1975 to First Federal Savings and Loan Association in the original amount of \$25,150.00, said mortgage being recorded in the R. M. C. Office for Greenville County in Mortgage Book 1094 at page 525 on June 17, 1975.



which has the address of 112 Abingdon Way, Greenville

S. C. 29615 (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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