

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
02 32

Federal Savings and Loan
P. O. Box 408
Greenville, S.C. 29602

FILED
S. C. 1518 837

MORTGAGE
OCT 2 4 07 PM '80
R.M.C.

THIS MORTGAGE is made this 29th day of September,
1980, between the Mortgagor, Stanley R. Murrell

(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 Five thousand and
Eight hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's
note dated September 29, 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 10/1/86

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 piece, parcel or lot of land situate, lying and being in the City of
Greenville, County of Greenville, State of South Carolina, on the northeastern
side of Pendleton Street and having the following metes and bounds according to a
plat of "Property of Stanley R. Murrell" recorded in the R.M.C. Office for Greenville
County, South Carolina, in Plat Book 5-Z at Page 20:

BEGINNING at an iron pin on the northeastern edge of Pendleton Street at the joint
front corner of the property therein conveyed and Dounis and Running thence along
the northeastern edge of Pendleton Street N. 69-18 W. 50.0 feet to a nail and cap;
thence along a line of property of Copeland N. 21-40 E. 136.6 feet to an old iron
pin; thence along a line of Gilstrap property S. 66-15 E. 50.0 feet to an iron pin;
thence along a line of Dounis property S. 21-40 W. 133.5 feet to the beginning
corner, and being the same property described in a deed from Marie E. Massingale
to Frances O'Bera Mason by a deed dated May 4, 1976 and recorded on May 5, 1976
in the R.M.C. Office for Greenville County South Carolina, in Deed Book 1035 at Page
758.

This property is subject to existing easement, restrictions and rights of way upon
or affecting said property.

This being the same property conveyed to the mortgagor herein by deed of Frances
O'Bera Mason and recorded in the RMC Office for Greenville County on December 10,
1976 in Deed Book 1047 and page 740.

This is second mortgage and is junior in lien to that mortgage executed to
Carolina Federal Savings and Loan Association for Stanley R. Murrell which mortgage
is recorded in RMC Office for Greenville County in Book 1384 and page 886.

which has the address of 1110 Pendleton Street Greenville,
(Street) (City)
South Carolina 29601 (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 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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