

FILED
GREENVILLE CO. S. C.

OCT 31 12 38 PM '80

DONNIE S. TANKERSLEY
R.M.C.

FIRST FEDERAL
P. O. BOX 403
GREENVILLE, S. C. 29602

BOOK 1522 PAGE 842

MORTGAGE

THIS MORTGAGE is made this 27 day of October, 1980, between the Mortgagor, Calvin C. Loftis, (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 two hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated _____, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on Nov. 11985.....;

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, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Chick Springs Township, about one mile north from Chick Springs and the new U.S. Super Highway No. 29 lying just east from the St. Mark Road, being all of Lots Nos. 10 and 11 on a plat of property made for W.B. Williams, by H.L. Dunahoo, Surveyor, dated January 21, 1947, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book Q at page 129, and having the following courses and distances, to wit:

BEGINNING at a stake on the south side of a road, joint corner of Lots Nos. 9 and 10 on said plat, and runs thence with the common line of these lots, S. 20-00 E. 150 feet to a stake; thence N. 63-30 E. 122 feet to a stake, joint corner of Lots Nos. 11 and 12 on said plat; thence with the common line of these lots in a northerly direction 150 feet to a stake on the south side of said road; thence therewith, S. 62-40 W. 100 feet to the beginning.

This being the same property conveyed to the mortgagor herein by deed of T.E. Allen and recorded in the RMC office for Greenville County on 12-22-58 in Deed Book 613 and page 06.

This is second mortgage and is junior in lien to that mortgage executed to Calvin C. Loftis which mortgage is recorded in RMC office for Greenville County on 3-26-58 in Book 1305 and page 369.

STATE OF SOUTH CAROLINA
RECORDS & TAX COMMISSION
DOCUMENTARY
STAMP
TAX
02.03

which has the address of Rt. 3 Taylors,
(Street) (City)

South Carolina 29687 (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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