

FILED
NOV 18 1980
GREENVILLE S.C.
WATERSLEY

FIRST FEDERAL
P. O. BOX 408
GREENVILLE, S. C. 29602

1521 1980

MORTGAGE

THIS MORTGAGE is made this 18 day of November, 1980, between the Mortgagor, Robby E. Reece, (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 12,000.00 Dollars, which indebtedness is evidenced by Borrower's note dated November 18, 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 Dec. 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:

All that certain piece, parcel or lot of land, situate, lying and being on the Northwestern side of Dena Drive, being shown and designated as Lot 70, on a Plat of White Horse Heights, recorded in the R.M.C. Office for Greenville County in Plat Book BB, at Page 183, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northwestern side of Dena Drive, at the joint front corner of Lots 70 and 71, and running thence along the common line of said Lots N 21-13 W 170 Feet to an iron pin at the joint rear corner of Lots 70, 71 and 89; running thence N 68-47 E 50 feet to an iron pin at the joint rear corner of Lots 70, 89 and 91; thence N 55-24 W 57.9 feet to an iron pin along the joint side line of Lots 70 and 91; thence continuing N 55-24 W 137 feet along the joint side line of Lots 70 and 69 to an iron pin on the Northwestern side of the right of way for Dena Drive; thence with said Dena Drive S 60-47 W 38.9 feet and S 68-47 W 115.7 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagor by deed of Paterson Textile Warehouse Company, Inc. and recorded in the RMC Office for Greenville County on April 18, 1975 in Deed Book 1016 at Page 999.

This is second mortgage and is Junior in Lien to that mortgage executed by Bobby E. Reece which mortgage is recorded in RMC Office for Greenville County in Book 1337 at Page 312 on April 18, 1975.

RECORDED IN THE PUBLIC RECORDS OF GREENVILLE COUNTY, SOUTH CAROLINA
NOV 18 1980
DOCUMENTARY
12,000.00

which has the address of Lot 70 White Horse Heights Greenville,
(Street) (City)
South Carolina 29611 (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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