

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

JAN 13 12 00 PM '81
DONNIE S. TANKERSLEY
R.M.C.
MORTGAGE

BOOK 1529 PAGE 913

THIS MORTGAGE is made this 9th day of January, 1981, between the Mortgagor, William E. Bull and Doreen E. Bull, (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 \$5,700.00 Dollars, which indebtedness is evidenced by Borrower's note dated January 9, 1981, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 1983.

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 to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 16 according to a subdivision known as Canterbury Hills, Unit One, prepared by J. Mac Richardson, R.L.S. April 20, 1960 and recorded in R.M.C. Office for Greenville County in Plat Book MM, at Page 150 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Camelback Road at the joint front corner Lots Nos. 17 and 16 and running thence with the joint line of said lots, S. 43-06 E. 145 feet to an iron pin the joint rear corner Lots Nos. 17 and 16; thence with the rear line of Lot No. 16, S. 46-54 W. 100 feet to an iron pin, the joint rear corner Lots Nos. 16 and 15; thence with the joint line of said lots, N. 43-06 W. 145 feet to an iron pin on the southeastern side of said Camelback Road, joint front corner Lots Nos. 16 and 15; thence with the southeastern side of said Camelback Road, N. 46-54 E. 100 feet to the point of beginning.

This being the same property conveyed to Doreen E. Bull by deed of J.W. Pitts and recorded in the R.M.C. Office for Greenville County on 9-8-61 in deed book 681 at page 379. Doreen E. Bull subsequently conveyed to William E. Bull an undivided one half interest by deed of 1-14-77 and recorded in the R.M.C. Office for Greenville County on 1-14-77 in deed book 1049, at page 728.

This is a second mortgage and Junior in Lien to that mortgage executed by Doreen E. Bull to First Federal Savings and Loan Association of Greenville, S.C. which mortgage is recorded in R.M.C. Office for Greenville County in deed book 868 at page 183, dated 9-8-61.

SCTO --- 1 JAN 13 81 325

RECORDED
DOCUMENTARY
STAMP
JAN 13 1981

which has the address of 11 Camelback Road, Greenville, South Carolina, 29602 (herein "Property Address");
(Street) (City)
(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.

0913

4328 RV-2