

First Federal Savings and Loan
P. O. Box 408
Greenville, South Carolina 29602

FILED
GREENVILLE CO. S.C.

FEB 4 - 2 43 PM '81

BOOK 1531 PAGE 701

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 30th day of January, 1981 between the Mortgagor, Hugh C. Winslow, Jr. and Donice M. Winslow, (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 Seven thousand dollars and no/100 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 30, 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 Feb. 1, 1991.....;

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, S. C., State of South Carolina:

All that certain piece, parcel or lot of land, situate, lying and being in Paris Mountain Township, County of Greenville, State of South Carolina, shown and designated as Lot No. 10, Norwich Drive, of a subdivision known as Buxton according to a plat thereof by Piedmont Engineers and Architects which is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4N, at Pages 2,3 and 4; said lot having the metes and bounds as shown on said plat.

This conveyance is subject to all easements and rights of way as shown on the recorded plat of Buxton and to Protective Covenants recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 910, at Page 491, et seq.

DERIVATION: This being the same property conveyed to the mortgagor by Deed of Gus B. Allison, Jr. and Carolyn M. Allison and dated March 15, 1978 and recorded in R.M.C. Office of Greenville County on March 16, 1978 in Deed Book #1075 Page #392.

This is a 2nd Mortgage and is Junior in Lien to that mortgage executed by Hugh C. Winslow, Jr and Donice M. Winslow to First Federal Savings and Loan of Greenville, South Carolina and dated March 15, 1978 and recorded in R.M.C. Office for Greenville County Greenville S. C. on March 16, 1978 in Book #1426 Page #108.

which has the address of 3 Norwich Drive Greenville South Carolina
29609
(State and Zip Code) (City)
(herein "Property Address");

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.

FILED FEB 4 1981 1049

070

4328 RV-2