

FILED
GREENVILLE CO. S. C. **MORTGAGE**
FEB 10 3 43 PM '81

BOOK 1532 PAGE 477

THIS MORTGAGE is made this 3rd day of February, 1981, between the Mortgagor, GONNIE S. TANKERSLEY, Richard C. Power and Susan W. Power (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S. C. 29644 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Four Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 3, 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 March 1, 1996;

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: in Austin Township, on Honey Horn Drive, being shown and designated as Lot No. 26 on plat of Holly Tree Plantation, made by Enwright Associates, Inc., Engineers, dated May 28, 1973, and recorded in the RMC Office for Greenville County in Plat Book 4X, Page 32 through 37, inclusive, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Honey Horn Drive and running thence along the side of Lot No. 26 N. 72-04-00 W., 191.15 feet to an iron pin; running thence along the rear of Lot No. 26 N. 24-11-41 E., 60.00 feet to an iron pin; thence still with the rear of Lot No. 26 N. 24-11-41 E., 57.16 feet to an iron pin, joint rear corner of Lots No. 25 and 26; running thence with the common line of said Lots S. 89-27-00 E., 122.61 feet to an iron pin on Honey Horn Drive; thence with said drive S. 10-27-04 E., 50 feet to an iron pin; running thence with said Drive S. 09-42-00 E., 120.54 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagors by deed of Mable M. Rawlings and Dorothy J. Hamby as joint executrixes for the Estate of J. W. Rawlings recorded in the RMC Office for Greenville County, Deed Book 1079, page 482, recorded 5-18-78.

This mortgage is second and junior in lien to that certain mortgage held by United Federal Savings and Loan Association executed by Richard C. and Susan W. Power as recorded in the RMC Office for Greenville County in Mortgage Book 1432, Page 479 in the original amount of \$39,000.00 recorded 5/18/78 and re-recorded in the RMC Office for Greenville County in Mortgage Book 1434, Page 191 in the original amount of \$39,000.00 recorded 6/2/78.

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which has the address of 104 Honey Horn Drive Simpsonville
[Street] [City]
S. C. 29681 (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 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.

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