

1534 122

First Federal Savings & Loan Association
P.O. Box 408
Greenville, S.C. 29602

MORTGAGE

GREENVILLE CO. S.C.
MAR 3 3 08 PM '81
SONNIE

THIS MORTGAGE is made this 27th day of February, 1981, between the Mortgagor, Raymond L. Suit & Helen H. Suit

, (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 Fifteen thousand and no one hundred dollars Dollars, which indebtedness is evidenced by Borrower's note dated February 27, 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, 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, State of South Carolina:

All that certain piece, parcel or lot of land in the County of Greenville State of South Carolina, being known and designated as Lot No. 24 on a plat of property of Donald E. Baltz recorded in the R.M.C. office for Greenville County in Plat Book Y at page 46 and having the following metes and bounds. to-wit:

Beginning at an iron pin on the northeasterly side of Sharon Drive, joint front corner of Lot Nos. 24 and 25, and running thence with the joint line of said lots N. 32-07 E. 150 feet to an iron pin, corner of Lot No. 15; thence with the rear line of said lot S. 57-53 E. 75 feet to an iron pin, corner of Lot No. 23; thence with the line of said lot S. 32-07 W. 150 feet to an iron pin on the northeasterly side of Sharon Drive; thence with the northeasterly side of said street N. 57-53 W. 75 feet to the beginning corner.

This being the same property conveyed to the mortgagor herein by deed of Donald E. Johnson, Administrator of Veterans' Affairs and recorded in the RMC office for Greenville County on 8-31-73 in Deed Book 983 and page 131.

This is second mortgage and is junior in lien to that mortgage executed by Raymond L. Suit and Helen H. Suit to First Federal Savings & Loan Association on 5-23-75 in Deed Book 1339 and page 940.

SOUTH CAROLINA
DOCUMENTARY
STAMP
\$ 8 00
FEB 28 1981

which has the address of 13 Sharon Drive Greenville, S.C.
(Street) (City)
29607 (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.

10 11 01

4328 RV-2