

FILED
GREENVILLE, S.C.
MAR 5 3 04 PM '81
DONNA HANNERSLEY
R.H.C.

P.O. Box 408
Greenville, SC 29602

1534 295

MORTGAGE

THIS MORTGAGE is made this 27th day of February, 1981, between the Mortgagor, James R. Yown, Jr. and Martha C. Yown, (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 Ten Thousand Dollars and no/100 (10,000.00) 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 piece, parcel or lot of land situate in the State of South Carolina, County of Greenville, City of Mauldin, being known and designated as Lot No. 29 on a plat of Burdett Estates, prepared by Dalton & Neves, Engineers, dated February 1971, recorded in Plat Book 4-X, at Page 60, of the RMC Office for Greenville County and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Oak Park Drive at the joint front corner of Lots Nos. 29 and 30 and running thence with the joint line of said lots N. 41-38 E. 136.26 feet to an iron pin; thence N. 53-26 W. 140 feet to an iron pin at the joint rear corner of Lots Nos. 28 and 29; thence S. 24-19 W. 134.5 feet to an iron pin on the northeastern side of Oak Park Drive; thence with said Drive S. 56-37 E. 50 feet and S. 36-03 E. 50 feet to an iron pin, being the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of Donald C. Gregg and Rebecca R. Gregg, and recorded in the RMC Office for Greenville County on August 23, 1978, in Deed Book 1085 and Page 948.

This is a second mortgage and is junior in lien to that mortgage executed in favor of Fidelity Federal Savings and Loan Association, which mortgage is recorded in the RMC Office for Greenville, in Book 1340 and Page 779.

which has the address of 147 Oak Park Drive Mauldin,
(Street) (City)
South Carolina 29662 (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.

SOUTH CAROLINA — 1 to 4 Family—6 75—FNMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Para. 24)

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