

FILED
GREENVILLE CO. S. C.
MAR 10 1 21 PM '81
DONNIE S. TANKERSLEY
R.M.C.

FIRST FEDERAL
P. O. BOX 403
GREENVILLE S. C. 29602

BOOK 1534 PAGE 710

MORTGAGE

THIS MORTGAGE is made this 6th day of March,
1981, between the Mortgagor, Richard D. & W. Nell McElmoyle,
(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 \$8850.00
Dollars, which indebtedness is evidenced by Borrower's
note dated March 6, 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 April 1, 1986
.....;

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 hereafter to be
constructed thereon, situate, lying and being in the State of South Carolina, County of Green-
ville, being known and designated as Lot No. 96 of a subdivision known as Coach Hills, according
to a plat thereof prepared recorded in the RMC Office for Greenville County in Plat Book 4X at
page 94 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Dawnwood Drive, joint front corner of Lots Nos.
96 and 97 and running thence with the joint line of said lots, S. 24-11 E 120 feet to an iron
pin in the line of Lot No. 98; thence with the Joint line of Lots Nos 96 and 98, S. 21-37 W
124.80 feet to an iron pin; running thence N. 27-08 W. 207.10 feet to an iron pin on the southern
side of Dawnwood Drive; thence with the southern side of Dawnwood Drive, N. 65-47 E. 100 feet to
the point of beginning.

This being the same property conveyed to the mortgagor by deed of Southland Properties, Inc. and
recorded in the RMC office for Greenville County on May 5, 1976 in Deed book 1035 page 750.

This is second mortgage and is Junior in Lien to that Mortgage executed by Southland Properties,
Inc. which mortgage is recorded in RMC office for Greenville County in book 1349 page 851.

which has the address of 105 Dawnwood Drive, Greenville,
(Street) (City)
SC 29615 (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.

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

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