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# MORTGAGE

THIS MORTGAGE is made this 20th day of March, 1981, between the Mortgagor, Emma B. Childress

(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 \$11,500.00 Dollars, which indebtedness is evidenced by Borrower's note dated March 20, 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, 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:

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 Greenville situate, lying and being on the southwestern side of Duncan Chapel Road and being more fully described as follows:

BEGINNING at a point at the intersection of Duncan Chapel Road and Montague Road and running thence along Duncan Chapel Road S. 22-13 E. 257.4 feet to a point; thence running S.63-43 E. 264.3 feet to a point; thence running N. 18-43 feet; thence running N. 2-17 W. 28 feet to a point; thence running N. 19-56 W. 128 feet to a point; thence running N. 50-0 E. 258.8 feet to the point of beginning.

This being the same property conveyed to Walter L. Bridwell and Emma R. Bridwell (now Emma B. Childress) by deed of Lida Bridwell dated March 25, 1961 and recorded in the R,C Office for Greenville County on June 3, 1964, in Deed Book 750 at Page 267. Walter L. Bridwell devised his interest in said property to Emma R. Bridwell as is set forth in the Office of the Probate Court in Apartment 1160 at File 3. Two Adjacent triangular sections were subsequently conveyed to Emma B. Childress and are included hereunder as shown by deed of Lida Bridwell dated May 18, 1976, and recorded in the RMC Office for Greenville County on May 18, 1976 in Deed Book 1036, at Page 448.

This is second mortgage and is Junior in Lien to that mortgage executed by Emma B. Childress which mortgage is recorded in RMC office for Greenville in book 1377 page 395.

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which has the address of 2499 Duncan Chapel Road, Greenville (Street) (City)

SC 29609 (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.

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