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DONNIE S. TANKERSLEY  
R.M.C.

First Federal S&L Assn.  
P.O. Box 408  
Greenville, S.C. 29602

BOOK 1536 PAGE 754

### MORTGAGE

THIS MORTGAGE is made this 27th day of March, 1981 between the Mortgagor, Benjamin F. Williams & Peggy Williams, (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 Eighty five hundred and no/100 dollars Dollars, which indebtedness is evidenced by Borrower's note dated \_\_\_\_\_, (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, 1991.....;

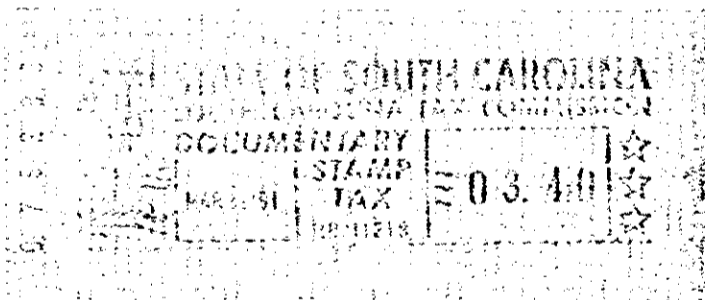
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, with the buildings and improvements thereon, situate, lying and being in the County and State aforesaid, Saluda Twp., and having, according to Plat prepared by W.R. Williams, Jr., Surveyor, Dated July 20, 1970, the following metes and bounds, to-wit:

BEGINNING at a point in center of Mush Creek Road and running N.19-40 E. 393.5' to a corner I.P.; thence S. 65-05 E. 169.7' to a corner I.P.; thence along line of Lot #8, S.24-55 W. 379.2' to center of said Mush Creek Road; thence N. 70-29 W. 134.4' to point of beginning. This property being shown on said plat as being Lot #9.

This being the same property conveyed to the mortgagor herein by deed of Courtney P. Holland and recorded in the RMC office for Greenville County on 4-27-72 in Deed Book 942 and page 95.

This is second mortgage and is junior in lien to that mortgage executed by Benjamin F. Williams and Peggy Williams to C. Douglas Wilson & Co. on April 26, 1972 recorded 4-27-72 Mtg. Book 1231, Page 154. This mortgage was assigned over to FNMA on 4-26-72, recorded 4-27-72 in Mortgage Book 1231, at page 154.



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which has the address of Rt. 1 Mush Creek Rd., Travelers Rest, South, Carolina 29690 (herein "Property Address");  
(Street) (City) (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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