

FILED
GREENVILLE S.C.
MAY 12 3 19 PM '81
JOHN W. WILKINS
R.M.C.

FIRST FEDERAL
P. O. BOX 408
GREENVILLE, S. C. 29602

BOOK 1540 PAGE 993

MORTGAGE

THIS MORTGAGE is made this 7th day of May, 1981, between the Mortgagor, Alfred A. and June S Sloan, (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 \$10,000.00 Dollars, which indebtedness is evidenced by Borrower's note dated May 7, 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 June 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 tract of land with all improvements thereon situate, lying and being in Greenville County, State of South Carolina, containing 1.8 acres on Highway 414 as shown on plat of property made by Carolina Surveying Company and recorded in the RMC office for Greenville county in Plat Book 5W at page 7, said plat having been made June 14, 1974, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on Highway 414 at corner of property now of Mary Louise Lane and running thence along said highway right of way S. 68-38 W. 100 feet; thence continuing with said highway S 74-33 W 153.9 feet to iron pin; running thence N 30-12 W 304.2 feet to iron pin; running thence N 56-45 E 217 feet; running thence S 35-0 E 371.8 feet to the edge of Highway 414 right of way, the beginning corner.

This being the same property conveyed to the mortgagor by deed of John H. Stasney and recorded in the RMC office for Greenville county on October 4, 1976 in deed book 1044 at page 35.

This is second mortgage and is Junior in Lien to that mortgage executed by Alfred A. and June S. Sloan which mortgage is recorded in RMC office for Greenville county in book 1379 at page 866.

RECORDED
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which has the address of Rt. 1, Box 365-1 Travelers Rest,
(Street) (City)
Greenville, SC 29690 (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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