

GREENVILLE S.C.
MAY 15 PM '81
GREENVILLE S.C. 29602

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

BOOK 1541 PAGE 05

MORTGAGE

THIS MORTGAGE is made this 6th day of May, 1981, between the Mortgagor, O'Dell and Mary R. Evans (Same as Odell & Mary R. Evans), (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 Nine Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 6th, 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 6-1-89.....;

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:

Being known and designated as Lots 34 and 35 on plat of the Property of William Maxwell, made by C. O. Riddle, R.L.S., September, 1966, and recorded in the RMC Office for Greenville Count, South Carolina in Plat Book QQQ, at Page 37, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Driver Avenue at the corner of property now or formerly owned by Sarah D. Thompson, and running thence with the northern side of Driver Avenue N. 70-05W. 190 feet to a pin at the joint front corner of Lots 33 and 34; thence with the line of Lot 33 N. 19-55 E. 151.27 feet to an iron pin on the line of the Earle Property; thence with the Earle Property S. 69-40E 197.35 feet to an iron pin on the Thompson line; thence with the Thompson line S. 22-46W 150 feet to the beginning corner.

This being the same property conveyed to the mortgagor herein by deed of William Maxwell and recorded in the RMC Office for Greenville County on December 22, 1966, in Deed Book 822 at Page 268.

This is a second mortgage and is junior in lien to that mortgage executed to O'Dell and Mary R. Evans which is recorded in RMC Office for Greenville County in Book 1166, at Page 27 and dated September 9, 1970.

RECORDED
MAY 15 1981
GREENVILLE S.C.
STAMP
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which has the address of 307 Driver Avenue, Greenville, South Carolina 29605,
(Street) (City)
(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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