

GREENVILLE, S. C.
MAY 27 10 41 AM '81
SOUTH CAROLINA
TAYLORSLEY
S.C.

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

BOOK 1513 PAGE 441

MORTGAGE

THIS MORTGAGE is made this 27th day of May, 1981, between the Mortgagor, John J. & Patrice K. Ryan

, (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 \$8200.00 Dollars, which indebtedness is evidenced by Borrower's note dated May 27, 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

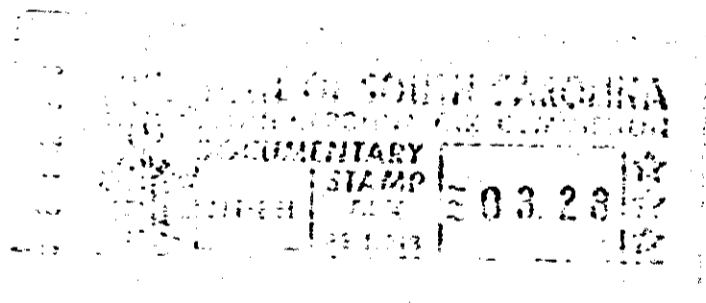
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 lot of land lying in the State of South Carolina, County of Greenville, shown as lot 15 on plat of Pebble Creek, Phase I, recorded in Plat Book 5D at page 5 and having the following courses and distances:

BEGINNING at an iron pin on Honeybee Lane, joint front corner of Lots 15 and 16 and running thence with the joint line of said lots, S 86-37 E 166.81 feet to an iron pin; thence along the joint rear line of lots 15 and 7, S. 26-54 E. 135.0 feet to an iron pin, joint rear corner of lots 14 and 15; thence along the joint line of lots 14 and 15, N. 86-13 W. 232.0 feet to an iron pin on Honeybee Lane; thence along Honeybee Lane, N. 1-51 E 116.0 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagor by deed of The Vista Company, Inc. and recorded in the RMC office for Greenville County on November 16, 1978 in deed book 1092 at page 152.

This is a second mortgage and is Junior in Lien to that mortgage executed by John J. and Patrice K. Ryan to First Federal Savings and Loan Association of Greenville SC which mortgage is recorded in RMC office for Greenville County in book 1450 at page 467 on November 16, 1978.



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which has the address of 8 Honeybee Lane Taylor's,
(Street) (City)
SC 29687 (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 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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