

FILED
GREENVILLE, S.C.
JUN 5 10 51 AM '81
JOHN W. WATERSLEY
R.M.C.

P.O. Box 408
Greenville, SC 29602

BOOK 1543 PAGE 151

MORTGAGE

THIS MORTGAGE is made this 3rd day of June, 1981, between the Mortgagor, David A. Wallace and Marion C. Wallace, (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 Ten Thousand Dollars and no/100 (\$10,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 3, 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 July 1, 1991;

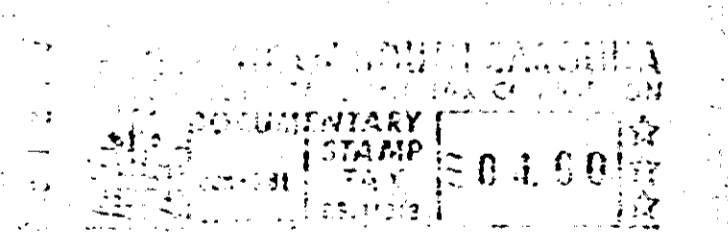
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 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, Town of Mauldin, on the westerly side of Vesper Circle, being known and designated as Lot No. 20, Section 2, Sunset Heights, and having according to plat thereof recorded in the RMC Office for Greenville County, S.C., in Plat Book "RR", at Page 85, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Vesper Circle at joint front corner of Lots Nos. 20 and 21, and running thence with joint line of said lots, N. 75-22 W. 200 feet to an iron pin at joint rear corner of said lots; thence N. 14-38 E. 100 feet to an iron pin in joint rear corner of Lots Nos. 19 and 20; thence with joint line of said lots, S. 75-22 E. 200 feet to an iron pin on westerly side of Vesper Circle; thence with westerly side of Vesper Circle, S. 14-38 W. 100 feet to the point of BEGINNING.

This being the same property conveyed to the mortgagors herein by deed of Barry H. Draisen and Ellen C. Draisen, and recorded in the RMC Office for Greenville County, on September 14, 1972, in Deed Book 955, and Page 183.

This is a second mortgage and is junior in lien to that mortgage executed by David A. Wallace and Marion C. Wallace, in favor of First Federal Savings and Loan, which mortgage is recorded in the RMC Office for Greenville County, in Book 1249, and Page 253.



which has the address of 230 Vesper Circle Mauldin,
(Street) (City)
South Carolina 29662 (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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