

FILED
GREENVILLE, S. C.

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

BOOK 1543 PAGE 649

JUN 16 3 17 PM '81

MORTGAGE

SONNENSHINE BANKERSLEY
R.M.C.

THIS MORTGAGE is made this 5th day of June, 1981, between the Mortgagor, William E. & Donna D. Buice, Jr., (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 \$10,200.00 Dollars, which indebtedness is evidenced by Borrower's note dated June 5, 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, 1996.....;

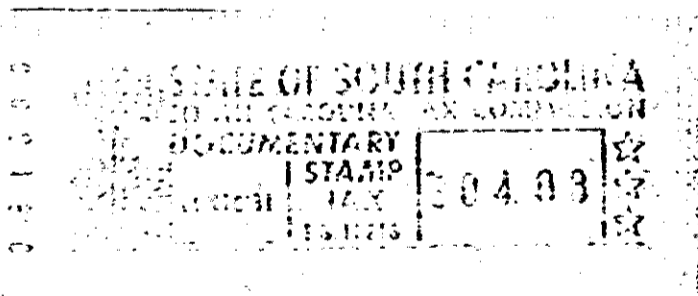
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 situate, lying and being in Greenville County, State of South Carolina, being known and designated as Lot No. 32 on plat entitled "Dove Tree" prepared by Piedmont Engineers and Architects, dated September 18, 1972, revised March 19, 1973, recorded in the RMC Office for Greenville County in Plat Book 4X at pages 21, 22 and 23 and to a more recent plat entitled "Property of William E. Buice, Jr and Donna D. Buice" dated March 31, 1975, prepared by W. R. Williams, Inc. and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the northern side of Rosebay Drive at the joint front corners of lots nos. 33 and 32 and running thence N. 20-19 W. 160feet to an old iron pin, thence N. 69-41 E. 125 feet to an old iron pin at the joint rear corners of lots nos. 32 and 31; thence with the line of lot no. 31 S. 20-19 E. 160 feet to an old iron pin on the northern side of Rosebay Drive thence with the northern side of Rosebay Drive S. 69-41W. 125 feet to the point of beginning.

This being the same property conveyed to the mortgagor by deed of Donna D. Buice and recorded in the RMC office for Greenville County on April 14, 1975 in Deed Book 1016 at page 731.

This is a second mortgage and is Junior in Lien to that mortgage executed by William E., Jr. and Donna D. Buice to NCNB which mortgage is recorded in RMC office for Greenville County in book 1336 at page 900 recorded on April 14, 1975.



which has the address of 301 Rosebay Drive, Greenville,
(Street) (City)
SC 29607 (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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RECORDED

4328 RV.2