

FILED
CO. S. C.
JUN 16 3 17 PM '81
DONN... ERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 5th day of June,
1981, between the Mortgagor, James C. Bagwell and Mary E. Bagwell
(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 Five Thousand Dollars and
no/100 (\$5,000.00) 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, 1985;

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 the improvements thereon,
situate, lying, and being in Greenville County, South Carolina, in the City of
Mauldin, in Cedar Terrace Subdivision, on the northern side of Thelma Drive, which
is known and designated as Lot 16 of that subdivision, and which is described more
particularly according to a plat of that subdivision recorded in the office of the
RMC for said County in Plats Book BBB, Page 137, as follows.

BEGINNING at an iron pin on the northern side of Thelma Drive, joint front
corner of Lots 15 and 16, and running thence N. 26-40 W. 168.9 feet to an iron pin;
thence S. 60-05 W. 45 feet to an iron pin; thence S. 51-25 W. 90 feet to an iron
pin; thence S. 45-34 E. 165 feet; and, thence N. 57-19 E. 80 feet to an iron pin,
the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of
Paul Nelms and James Nelms, and recorded in the RMC Office for Greenville County,
on January 12, 1968, in Deed Book 836, and Page 195.

This is a second mortgage and is junior in lien to that mortgage executed by
James C. and Mary E. Bagwell, in favor of First Federal Savings and Loan, which
mortgage is recorded in the RMC Office for Greenville County, in Book 1081, and
Page 515.

OFFICE OF THE REGISTER OF DEEDS
GREENVILLE COUNTY, SOUTH CAROLINA
COMPLIMENTARY
STAMP
\$ 92.00
REGISTER

which has the address of 302 Thelma Drive 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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