



44691

SECOND MORTGAGE

BOOK 1543 PAGE 822

THIS MORTGAGE is made this 27th day of May 1981 by the Mortgagor, Frances L. Lowe (formerly known as Frances H. Millirons) (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eight thousand, three hundred eleven and 20/100 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, 1986;

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: and known and designated as Lot #3, of Eastwood Court, property of Leslie & Shaw, Inc., according to plat by J. Mac Richardson, Engineer, dated April, 1959, plat of which is recorded in the RMC Office for Greenville County in Plat Book MM, Page 34, and according to said plat having the following metes and bounds:

BEGINNING at an iron pin at the joint front corner of Lots #3 and #2, and running thence along the line of these lots, N. 35-03 W. 115.7 feet to an iron pin; running thence S 49-14 W. 103.9 feet to an iron pin in line of Lot #4; running thence S 43-10 E. 102 feet to an iron pin on the northern side of Eastwood Court; running thence along the northern side of Eastwood Court N. 57-43 E. 88.6 feet to an iron pin, point of beginning.

This transfer and conveyance is subject to any and all encumbrances thereon, and are assumed by the Party of the Second Part.

This is the same property conveyed to Grantor and Grantee by Leslie & Shaw, Inc., deed recorded in RMC Office for Greenville County, South Carolina, in Deeds Volume 645. Page 253 on February 26, 1960.

This is the same property conveyed by deed of James H. Millirons, dated March 3, 1977 and recorded August 5, 1977 in the RMC Office of Greenville County in Volume 1061 at page 946. ALSO, by deed of Leslie & Shaw Inc., dated 2/12/60, recorded 2/26/60 in deed volume 645, page 253 of the Greenville County RMC Office, Greenville, SC.

which has the address of 10 Eastwood Court, Greenville, S. C., 29607 (Street) (City) (State and Zip Code) (herein "Property Address");

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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4.0001

3.36

Vertical stamp: 100

Vertical stamp: 4328 RV-2