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S. C.
JUN 22 12 PM '81
GREENVILLE
RILEY

FIRST FEDERAL
P. O. BOX 103
GREENVILLE, S. C. 29602

BOOK 1515 PAGE 603

MORTGAGE

THIS MORTGAGE is made this 22nd day of June, 1981, between the Mortgagor, Donnie Eugene Edwards and Sandra D. Edwards, (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 THIRTEEN THOUSAND AND NO/100ths Dollars, which indebtedness is evidenced by Borrower's note dated June 22, 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.....;

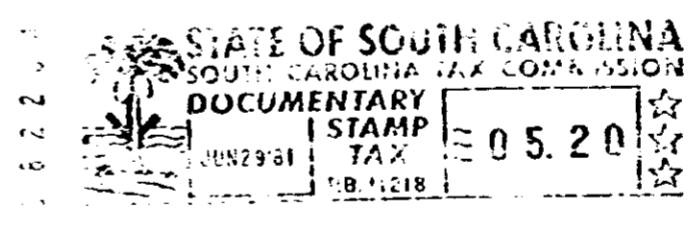
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, situate, lying and being in the State of South Carolina, County of Greenville, on the northwestern side of Riley Road, being shown and designated as Lot No. 31 on plat of the property of Riley Estates recorded in the RMC Office for Greenville County in Plat Book BBB at Page 13, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Riley Road at the joint front corner of Lots 30 and 31 and running thence with the line of Lot 30, N. 64 W. 193.2 feet to a pin at the corner of Lot 33; thence with the line of Lot 33, S. 19-44 W. 99.9 feet to the corner of Lot 35; thence with the line of Lot 35, S. 64 E. 181 feet to pin on Riley Road; thence with the northwestern side of said Road, N. 26 E. 99.3 feet to the point of BEGINNING.

This is the same property conveyed to the Mortgagors by Deed of Ben C. Sanders, dated March 1, 1971, and recorded in the R.M.C. office of Greenville County on March 3, 1971 in Deed Book 909 at Page 635.

This Mortgage is Junior in lien to that Mortgage given by Mortgagors herein to Fidelity Federal Savings & Loan Association in the original amount of \$8,054.40 dated July 2, 1980 and recorded in the R.M.C. office of Greenville County on July 28, 1980 in Mortgage Book 1508 at Page 933.



which has the address of 108 Riley Road Greenville, South Carolina (herein "Property Address");
(Street) (City) (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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