



SECOND

MORTGAGE

PAGES 1547 PAGE 297

THIS MORTGAGE is made this 30th day of JUNE 1981 between the Mortgagor, Carl Delano Ennis and M. Jane Ennis (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 Twelve thousand nine hundred thirty three and 48/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 30, 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 1988.

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 the State of South Carolina, County of Greenville, being known and designated as Lot 218 on plat of Canebrake Subdivision, Phase II, which plat is recorded in the RMC Office for Greenville County, South Carolina in Plat Book 7C at Page 41, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Valley Forge Drive, joint front corner of Lots 218 and 219, and running thence along the common line of said Lots, S. 71-50 W., 147.74 Feet to an iron pin; thence turning and running along the rear line of Lot 218, S. 18-10 E. 83.0 feet to an iron pin; thence turning and running along the common line of Lots 217 and 218, N. 71-50 E. 141.16 feet to an iron pin on Valley Forge Drive; thence turning and running along said Valley Forge Drive, N. 13-38 W. 83.27 feet to an iron pin, the point of beginning.

THIS being the same property conveyed to the grantor herein by deed of College Properties, Inc., dated August 18, 1980 and recorded in the RMC Office for Greenville County, S.C. on August 25, 1980 in Deed Book 1131 at Page 876.

DERIVATION Clause; This is the same property conveyed by deed of Jimmy M. Bridges dated 10-29-80, recorded 11-3-80 in Volume 1136, on page # 643.

which has the address of 110 Valley Forge Drive, Greer, S.C., 29651 (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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