



SECOND

MORTGAGE

803 1547 PAGE 301

THIS MORTGAGE is made this 30th day of JUNE 19 81 between the Mortgagor, Donald V. Moore and Sandra J. Moore

(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 Seven thousand two hundred twenty four and xx/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 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 in the County of Greenville State of South Carolina, in Chick Springs Township, situate, lying and being on the northwestern side of Bessie Avenue and being a portion of Lot No. 64 on plat of Woodland Heights made by H.S. Brockman, Registered Surveyor, dated October 28, 1955, recorded in Plat Book GG, at page 151, R.M.C. Office for Greenville County, and more recently shown on plat made for John A. and Janet U. Andrea by John A. Simmons, Registered Surveyor, dated June 30, 1966, and being more particularly described according to said recent survey as follows:

BEGINNING at an old iron pin on the northwestern side of Bessie Avenue and running thence S. 45-18 W, along Bessie Avenue 100 feet to an iron pin; thence N. 39-07 W. 120.3 feet to an iron pin; thence N. 41-28 E. 21.6 feet to an iron pin; thence N. 48-32 W. 10.3 feet to an iron pin; thence N. 40-50 E. 62 feet to an old pin; thence N. 41-28 E. 19.1 feet to an old iron pin; thence S. 39-07 E. 138.3 feet to an old ironpin, the point of beginning.

The above property is the same conveyed to the Grantor by deed recorded in Deed Book 970, at page 511, records of Greenville County, S.C., and is hereby conveyed subject to such easements, restrictions or rights of way as may appear of record or on the premises.

Derivation Clause: This is the same property conveyed by deed of Richard A. Scruggs dated 1-16-76, recorded 1-20-76 in Volume 1030, on page # 417, of the RMC Office for Greenville County, SC.

which has the address of 105 Bessie Ave., Greer, S.C. 29651 (Street) (City) (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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