

*Deeana Ward to*

LAW OFFICES OF  
DONALD L. VAN RIPER  
SUITE 4000 - 100 EAST NORTH BUILDING  
100 EAST NORTH STREET  
GREENVILLE, SOUTH CAROLINA 29601  
19081 242-0000

FILED  
GREENVILLE CO. S. C.

JUL 29 10 24 AM '81

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DONNIE S. TANKERSLEY  
R.M.C.

### MORTGAGE

THIS MORTGAGE is made this 29th day of July,  
1981, between the Mortgagor, LEANNE S. HOPKINS  
(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 TWENTY THOUSAND,  
AND NINETY AND 84/100 (\$20,090.84) Dollars, which indebtedness is evidenced by Borrower's  
note dated July 29, 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 August 1, 1996...

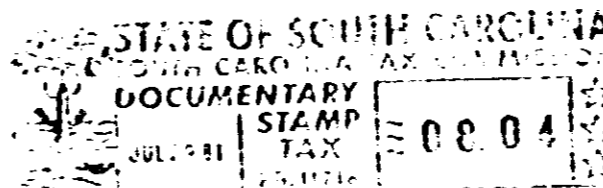
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest  
thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect  
the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein  
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:

being shown on a Plat entitled WELLINGTON GREEN, SECTION II, as Lot 51, which  
Plat is recorded in the R.M.C Office for Greenville County, South Carolina in  
Plat Book YY at Page 117, and having according to the said Plat the following  
metes and bounds:

BEGINNING at an iron pin on the southern side of Newcastle Way, at the joint  
front corner of lots 50 and 51, and running along side of Newcastle Way, S. 76-18  
E., 100 feet to an iron pin, which is the joint front corner of Lots 51 and 52,  
and turning from said point S. 07-05 W., 182.6 feet to an iron pin at the rear  
joint corner of Lots 51 and 52; turning and running thence N. 80-49 W. 78.8 feet  
to an iron pin; turning and running thence N. 64-15 W., 89.0 feet to a pin at  
the joint rear corner of lots 50 and 51; thence turning and running with the line  
of the said lots 50 and 51 N. 28-34 E., 175.4 feet to an iron pin, which is the  
point of BEGINNING;

DERIVATION: This is the same property conveyed to the mortgagor by deed from  
Jackie W. Mondeau on 3/15/79, recorded 3/16/79 in the R.M.C. Office for Green-  
ville County in Deed Book 1098 at Page 605;

THIS MORTGAGE IS JUNIOR IN PRIORITY to that certain first mortgage given by the  
mortgagor to First Federal Savings and Loan Association in the principal amount  
of \$53,200.00, which is dated 3/15/79, and recorded 3/16/79 in the R.M.C. Office  
for Greenville County in Mortgage Book 1459 at Page 958;



which has the address of 5 Newcastle Way, Greenville, S. C. 29615  
(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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