

FILED GREENVILLE CO. S. C.

SEP 1 12 19 PM '81

MORTGAGE

DONNIE S. TANKERSLEY R.M.C.

THIS MORTGAGE is made this 31st day of August, 1981 between the Mortgagor, Benny R. & Ethel V. Reece, (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 \$4400.00 (Four thousand four hundred) Dollars, which indebtedness is evidenced by Borrower's note dated August 31, 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 9/1/84

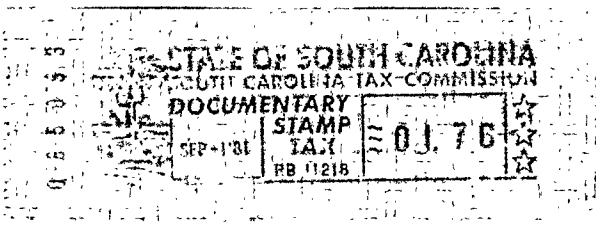
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as lot no. 85 of a subdivision known as Stratford Forest according to a plat thereof prepared by Piedmont Engineering Service, February 25, 1957 and recorded in the RMC office for Greenville County in Plat Book KK at page 89 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Roe Ford Road, also known as South Carolina Highway no. 88, at the joint front corner of lots 84 and 85 and running thence along the joint line of said lots, N. 24-15 W. 266.1 feet to an iron pin in the rear line of lot 90; thence with the rear line of lot 90 S 65-25 W 190.9 feet to an iron pin at the joint rear corner of lots 85 and 86; thence with the joint line of said lots, S. 22-17 E. 255.1 feet to an iron pin on the northern side of said Roe Ford Road, joint front corner of lots 85 and 86; thence with the northern side of said Roe Ford Road, N. 68-39 E 200 feet to the point of beginning.

This being the same property conveyed to the mortgagor by deed of The Peoples National Bank of Greenville, SC as agent for Furman University, a banking association organized and existing under the laws of the USA and recorded in the RMC office for Greenville County on September 17, 1964 in Deed book 757 at page 539.

This is a second mortgage and is Junior in Lien to that mortgage executed by Benny R. and Ethel V. Reece to First Federal Savings & Loan Association of SC which mortgage is recorded in RMC office for Greenville in book 980 at page 462 and recorded on December 9, 1964.



which has the address of Route 7 Greenville, (Street) (City)

SC 29609 (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 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.

400 8 35231801

4328 172