

FILED  
GREENVILLE CO. S. C.  
SEP 1 12 20 PM '81  
DONNIE S. TANKERSLEY  
R.M.C.

FIRST FEDERAL  
SAVINGS & LOAN ASSN.  
OF SOUTH CAROLINA

BOOK 1551 PAGE 568

# MORTGAGE

THIS MORTGAGE is made this 25th day of August,  
1981, between the Mortgagor, Melusina R. Arena

(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").

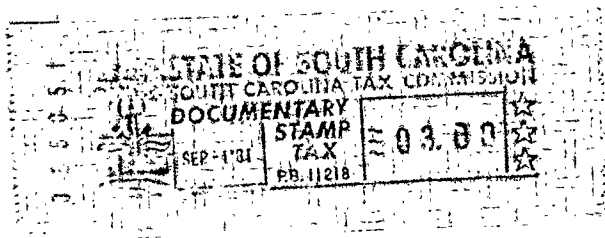
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy Five Hundred and 00/100  
(\$7,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 25, 1981, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 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:

Shown as Lot 298 on plat of Devenger Place, Section 8, recorded in Plat Book 5-P at Page 4 and having such courses and distances as will appear by reference to said plat.

This being the same property conveyed to Maximilian L. Arena and Melusina R. Arena herein by deed of John A. Bolen, Inc., and recorded in the RMC Office for Greenville County on April 25, 1977 in Deed Book 1055, and page 334. Maximilian L. Arena subsequently conveyed his undivided one half interest in said property to Melusina R. Arena a.k.a. Melusina Napper by Deed dated September 26, 1980, and recorded in RMC Office for Greenville County on October 6, 1980 in Deed Book 1134 and page 926.

This is a second mortgage and is junior in lien to that mortgage executed by Maximilian L. Arena and Melusina R. Arena, in favor of First Federal Savings and Loan Association, which mortgage is recorded in the RMC Office for Greenville county, in Book 1395, and page 613.



which has the address of 309 Devenger Road Greer,  
(Street) (City)  
South Carolina 29651 (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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