

Mortgagee's Mailing Address: 301 College Street, Greenville, S.C.

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GREENVILLE CO. S.C.

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BOOK 1555 PAGE 276

MORTGAGE

THIS MORTGAGE is made this 14th day of October, 1981, between the Mortgagor, Charles E. Castles and Debra L. Castles, (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 Nineteen Thousand and No/100 (\$19,000.00) ---Dollars, which indebtedness is evidenced by Borrower's note dated October 14, 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 November 1, 1991

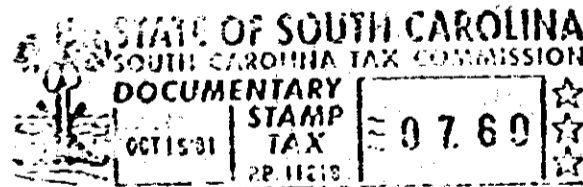
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein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

ALL that certain piece, parcel or lot of land in the County of Greenville, State of South Carolina, known and designated as Lot No. 69 on Plat of Country Estates, Section 1, recorded in Plat Book 5R, at Page 71 of the R.M.C. Office for Greenville County, and, according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Carolina Way at the joint corner of Lots No. 69 and 68 and running thence with the line of Lot No. 68, N. 81-02 E., 331.6 feet to an iron pin; thence N. 07-43 W. 170 feet to an iron pin; thence with the line of Lot No. 70, S. 75-14 W. 344 feet to an iron pin on the eastern side of Carolina Way; thence with said Carolina Way, S. 11-55 E. 135.3 feet to an iron pin at the point of beginning.

This being the same property conveyed to the mortgagors by deed of Douglas L. Hamilton and Ann M. Hamilton dated the 28th day of September, 1978 and recorded in the R.M.C. Office for Greenville County on the 9th day of October, 1978 in Deed Book 1089, at Page 562.

This is a second mortgage and is junior in lien to that mortgage executed to Heritage Federal Savings and Loan Association of Greenville, S.C., which mortgage is recorded in the R.M.C. Office for Greenville County in Mortgage Book 1400, at Page 167.



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which has the address of Route 2, 69 Carolina Way, Fountain Hill, S.C., (Street) (City) 29644 (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.

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