

FILED
GREENVILLE CO. S. C.

OCT 23 11 45 AM '81

DONNIE W. SANDERSLEY
R.M.C.

BOOK 1556 PAGE 21

MORTGAGE

THIS MORTGAGE is made this 21st day of October, 1981, between the Mortgagor, Larry F. and Myong C. Keith, (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 \$5000.00 (Five thousand and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 21, 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, 1983.....;

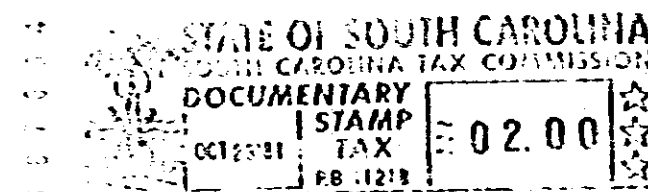
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 lying in the State of South Carolina, County of Greenville, being shown as Lot 58 on plat of Eastdale Subdivision as recorded in the RMC office for Greenville County in Plat Book YY at pages 118-119 and having the following courses and distances:

BEGINNING at an iron pin on Hickory Lane at the joint front corners of Lots 58 and 59 and running thence along said line, N. 15-00 E. 200.0 feet to an iron pin at the rear corner of said lots; thence along the rear line of lot 58, S. 75-00 E. 100.0 feet to an iron pin; thence along the joint line of Lots 57 and 58, S. 15-00 W. 200.0 feet to an iron pin on Hickory Lane thence along said lane, N 75-00 W. 100.0 feet to the point of beginning.

This being the same property conveyed to the mortgagor by deed of John Flynn Company, Inc. and recorded in the RMC office for Greenville county on December 31, 1974 in Deed book 1012 at page 429.

This is a second mortgage and is Junior in Lien to the mortgage executed by Larry F. and Myong C. Keith to First Federal Savings and Loan Association which mortgage is recorded in RMC office fro Greenville county in book 1330 at page 580 and recorded on December 31, 1974.



which has the address of 303 Hickory Lane Mauldin,
(Street) (City)

SC 29687 (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.

SOUTH CAROLINA — 1 to 4 Family—6 75—FNMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Para. 24)

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