

FILED  
OCT 30 1981  
S. C.

P.O. Box 408  
Greenville, S. C. 29602

ECO. 1557 PAGE 192

SONNERSLEY  
R.M.C.

### MORTGAGE

THIS MORTGAGE is made this 30th day of October, 1981, between the Mortgagor, Willie I Buff, Jr. (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 Fifteen Thousand Dollars and No/100's Dollars, which indebtedness is evidenced by Borrower's note dated October 30, 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, 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:

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, in the town of Mauldin, being known and described as Lot 84 on Plat of "Addition to Knollwood Heights", recorded in the RMC Office of Greenville County, South Carolina, in Plat Book 4F at Page 17, and having, according to said Plat, the following metes and bounds, to-wit:

Beginning at a point on the Southeast edge of Devon Drive, at the joint front corner of Lots 84 and 85, and running thence along the joint line of said lots S. 47-27 E. 174.25 feet to a point; thence along a line of Lot 11 S. 42-33 W. 120 feet to a point; thence along a line of Lot 83 N. 47-27 W. 173.5 feet to a point on the Southeast edge of Devon Drive; thence along the Southeast edge of Devon Drive N. 42-12 E. 120 feet to the beginning corner.

This being the same property conveyed to the mortgagor(s) herein by deed of Donald E. Baltz, Inc., and recorded in the RMC Office for Greenville County, on April 6, 1972, in Deed Book #940, and page #331, and deed Nadine R. Buff now Nadine B. Greer by marriage, RMC office for Greenville County on November 4, 1981 in Deed Book 1157 page 736. This is a second mortgage and is junior in lien to that mortgage executed by Willie I. Buff, Jr. and Nedene R. Buff, in favor of First Federal, which mortgage is recorded in the RMC Office for Greenville County, in Book #1228, and page #316.



which has the address of 213 Devon Drive Mauldin (City)  
South Carolina 29662 (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 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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