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STREET

1, 1988

in the County of _

MORTGAGE

THIS MORTGAGE is made this _	4th	day of _	November	_
19_81 between the Mortgagor,	Joseph W. & Ber	verly C. Scott		
	(herein "Bor	rower"), and the	e Mortgagee, First Fede	ra
Savings and Loan Association, a corp of America, whose address is 301 Co	oration organized a llege Street, Greenv	ind existing under ille, South Caroli	the laws of the United Stana (herein "Lender").	le:
WHEREAS, Borrower is indebted to	to Lender in the pri	ncipal sum of _\$. which indebted no	7500.00 (Seven_thousan	d r'
note dated November 4, 1981	(herein "Note").	providing for mor	thly installments of princi	рa

and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November

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

All that certain piece, parcel, or lot of land, with all improvements thereon, of hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County and City of Greenville, at the southwesterly corner of the intersection of McDaniel Avenue and Cleveland Street, being shown as Lot 5 on a Plat of Property of Parrish, Gower and Margin, recorded in the RMC office for Greenville County in Plat Book G, at page 197, and haveing, according to said plat, the following metes and bounds:

_, State of South Carolina:

BEGINNING at an iron pin on the west side of McDaniel Avenue, joint front corner of lots 4 and 5, and running thence with the common line of said lots, N 80-00 W, 188 feet to an iron pin in the line of lot 6; thence with the line of lot 6, N. 15-40 E, 97 feet to an iron pin on the southerly side of Cleveland Street; thence with said street, S 69-26 E 175 feet to an iron pin at the southwesterly corner of the intersection of Cleveland Street and McDaniel Avenue; thence with the westerly side of McDaniel Avenue, S 4-22 W, 64.6 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagor by deed of Ernest Cannon and Ethel Wright McCreary and recorded in the RMC office for Greenville county on April 19, 1978 in Deed book 1077 at page 371.

This is a second mortgage and is Junior in Lien to that mortgage executed by Joseph W. and Beverly C. Scott to First Federal of South Carolina which mortgage is recorded in RMC office for Greenville county in book 1429 at page 356 and recorded on April 19, 1978.

DOCUMENTARY TO DO ST

which has the address of 300 McDaniel Avenue, Greenville, City

SC 29605 (herein "Property Address")

<u>Greenville</u>

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: 455-74-6 TO-ENMA FHEMOUNIFORM INSTRUMENT AND ASSOCIATION OF THE POST A

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