

FILED  
GREENVILLE CO. S. C.

First Federal of South Carolina  
P. O. Box 408  
Greenville, S. C. 29602

REC: 1558 FAX: 882

DEC 27 11 27 AM '81

DONNA CAMPBELL  
R.M.C.

## MORTGAGE

THIS MORTGAGE is made this 20th day of November, 1981, between the Mortgagor, Roger D. & Shirley B. Temples, (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 Ten Thousand Four Hundred Dollars, which indebtedness is evidenced by Borrower's note dated November 20, 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 December 1, 1986.....;

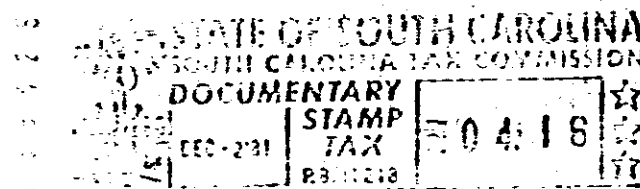
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, shown as Lot 94 on plat of Coach Hills, recorded in Plat Book 4X at page 86 and refiled in Plat Book 4X at page 94 and having the following courses and distances:

BEGINNING at an iron pin on the western side of Hitching Post Lane, joint front corner of Lots 94 and 95 and running thence along the joint line of said lots, S. 65-24 W. 154.15 feet to an iron pin at the joint rear corner of Lots 94 and 95; thence with the rear line of Lot 94, N. 26-53 W. 100.15 feet to an iron pin at the joint rear corner of Lots 93 and 94; thence with the joint line of said lots, N. 65-25 E. 158.70 feet to an iron pin on the western side of Hitching Post Lane, joint front corner of Lots 93 and 94; thence with the western side of Hitching Post Lane, S. 24-12 E. 100 feet to the point of beginning.

This being the same property conveyed to the mortgagor by deed of W. N. Leslie, Inc. and recorded in the R.M.C. Office for Greenville County on May 27, 1975, in deed book 1018 at page 856

This is a second mortgage and is junior in lien to that mortgage executed by Rodger D. and Shirley B. Temples to First Federal Savings and Loan Association, which mortgage is recorded in R. M. C. Office for Greenville County in Book 1340, page 112, dated May 27, 1975.



which has the address of 108 Hitching Post Lane Greenville, S.C. 29615  
(Street) (City)  
(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 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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