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LAMPERSLEY

MORTGAGE

THIS MORTGAGE is made this 18th day of February, 1982, between the Mortgagor, Billy Joe Evans and Eunice A. Evans, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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 Eighteen Thousand Nine ~~Seventy Seven and 10/100~~ (\$18,977.10) Dollars, which indebtedness is evidenced by Borrower's note dated February 18, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 1990.....;

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 lot of land with the buildings and improvements thereon, situate on the North side of Folkstone Street near the City of Greenville, in Greenville County, S.C., being shown as Lot No. 110 on plat of Chestnut Hills No. 1, recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book QQ, Page 83 (also recorded in Plat Book MM, Page 107), and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Folkstone Street, at the joint front corner of Lots 110 and 111, and running thence along the line of Lot 111, N. 7-55 E. 140 feet to an iron pin; thence N. 82-05 W. 80 feet to an iron pin; thence S. 7-55 W. 140 feet to an iron pin on the North side of Folkstone Street; thence along the North side of Folkstone Street S. 82-05 E. 85 feet to the beginning corner.

This is the same property conveyed to the mortgagors be deed of James L. Harris dated the 20th day of April, 1967 and recorded in the R.M.C. Office for Greenville County on the 21st day of April, 1967 in Deed Book 818 at Page 171.

This is a second mortgage and is junior in lien to that mortgage executed to First Federal Savings and Loan Association of South Carolina, which mortgage is recorded in the R.M.C. Office for Greenville County in Mortgage Book 1243 at Page 336.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
FEB 18 1982
STAMP
\$ 7.80
FEB 18 1982

which has the address of 6 Folkstone Street, Greenville, South Carolina,
(Street) (City)
29605
(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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