

FILED
GREENVILLE CO. S.C.
MAR 1 3 27 PM '82
DONN TANKERSLEY
R.M.C.

BOOK 1564 PAGE 752

MORTGAGE

THIS MORTGAGE is made this First (1st) day of March, 1982, between the Mortgagor, Alan H. Riley, (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 EIGHT THOUSAND TWO HUNDRED SEVENTY-FIVE & 83/100 (\$8,275.83) Dollars, which indebtedness is evidenced by Borrower's note dated March 1, 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 3/1/1990 (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 piece, parcel or lots of land situate, lying and being in Greenville County, South Carolina, known and designated as Lots nos. 31, 32 and 33 of Bee Tree Court, as shown on a plat of the subdivision of VALLEYBROOK, Sec. 1, recorded in the RMC Office for Greenville County in Plat Book 4-N, Page 60.

This being the same property conveyed to Mortgagor herein by Deed of William C. Collins and Elaine T. Collins, recorded in the RMC Office for Greenville County on February 1, 1982 in Deed Book 1161, Page 735; and Deed of Bankers Trust of South Carolina, dated March 1, 1982 and recorded same date in Deed Book 1163, Page 90.

This is a junior mortgage, junior in lien to that mortgage assumed by the Mortgagor herein on February 1, 1982, which mortgage is recorded in the RMC Office for Greenville County in Mortgage Book 1391, Page 597.

STATE OF SOUTH CAROLINA
COMMISSIONER OF REVENUE
DOCUMENTARY STAMP TAX
MAR 1 1982
\$ 82.7583

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which has the address of 32 Bee Tree Court Piedmont,
(Street) (City)
S. C. 29673 (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.

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