

GREENVILLE S.C. FILED MAR 16 3 45 PM '82 MORTGAGE R.M.C. OFFICE

FIRST FEDERAL SAVINGS & LOAN ASSN. OF SOUTH CAROLINA

MORTGAGE

THIS MORTGAGE is made this 15th day of March, 1982, between the Mortgagor, Rena C. Randolph, (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 \$10,000.00 (ten thousand) Dollars, which indebtedness is evidenced by Borrower's note dated March 15, 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 April 1st, 1989;

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, being in the City of Greenville, shown as lot no. 4 and 17 feet of lot 3 of Block H. of Hyland Terrace recorded in Plat Book K at Pages 120-122 in the R.M.C. Office for Greenville County and having according to a more recent survey made by R. B. Bruce dated December 15, 1959, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Townes Street Extension at the joint front corner of lots 4 and 5 and running thence with the line of said lots N. 73-16 W. 150 feet to an iron pin; thence N. 16-44 E. 67 feet to an iron pin; thence S. 73-16 E. 150 feet to an iron pin on the western side of Townes Street Extension; thence with Townes Street Extension S. 16-44 W. 67 feet to the point of beginning.

This being the same property conveyed to the mortgagor by deed of Joseph D. Randolph, Jr. and recorded in the RMC Office for Greenville County on September 28, 1972, in Deed Book 1251 at Page 209.

This is a second mortgage and is Junior in Lien to that mortgage executed by Rena C. Randolph which mortgage is recorded in RMC office for Greenville County on September 28, 1972 in book 1251 at page 209.

STATE OF SOUTH CAROLINA DOCUMENTARY TAX COMMISSION STAMP TAX \$ 0 1 00

which has the address of 325 Townes Street Greenville, South Carolina 29609 (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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