

REC'D
S. C. FIRST FEDERAL SAVINGS & LOAN ASS'N. OF SOUTH CAROLINA
MAY 17 1982

BOOK 1571 PAGE 154

MORTGAGE

THIS MORTGAGE is made this 17th day of May, 1982, between the Mortgagor, Frances P. and William K. Hightower, Jr., (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 \$10,500.00 (Ten thousand five hundred and 00/100) Dollars, which indebtedness is evidenced by Borrower's note dated May 17, 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 June 1, 1992;

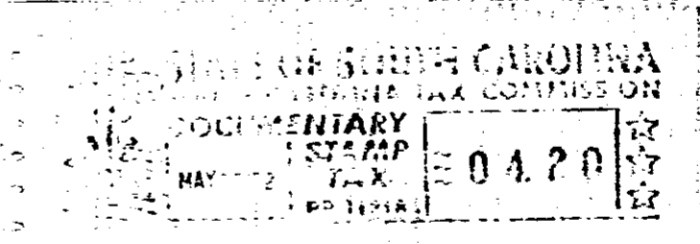
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 lot of land situate, lying and being on the northern side of West Stone Avenue being shown and designated as Lot #16 on a plat entitled "Property of Floride S. Miller" prepared by R. E. Dalton, Engineer, dated April, 1919, said plat being recorded in the RMC Office for Greenville County in Plat Book E at Page 99 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of West Stone Avenue at the joint front corner of Lots Nos. 16 and 17 as shown on the aforementioned plat and running thence along and with the joint property line of said two lots N. 02-02 E. 189.2 feet to an iron pin; thence N. 84-19 W. 60 feet to an iron pin at the joint rear corner of Lots Nos. 15 and 16 as shown on the aforementioned plat; thence running along and with the joint property of said side of West Stone Avenue; thence running along and with the north side of West Stone Avenue S. 83-17 E. 60 feet to the point of beginning.

This being the same property conveyed to the mortgagor by deed of Vasileos Nick Skenteris and recorded in the RMC Office for Greenville County on August 25, 1975 in Deed Book 1023 at Page 134.

This is a second mortgage and is Junior in Lien to that mortgage executed by William K. Hightower, Jr. and Frances P. Hightower to First Federal Savings and Loan Association which mortgage is recorded in RMC Office for Greenville County on March 3, 1977 in Book 1390 at Page 831.



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which has the address of 320 W. Stone Avenue 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.

