



SECOND MORTGAGE

BOOK 1571 PAGE 705

THIS MORTGAGE is made this 23rd day of April 1982, between the Mortgagor, Helen R. Lanahan (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eleven Thousand, Five Hundred, Seventy and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 23, 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 May, 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 my undivided one-half (1/2) interest in and to: All that piece, parcel or lot of land situate, in the State of South Carolina, County of Greenville, on the southern side of Ivanhoe Circle, being known and designated as Lot No. 28, as shown on a Plat of Rosedale, made by C. O. Riddle, Surveyor, recorded in the R.M.C. Office for Greenville County, in Plat Book YY, at Page 35, and having according to said Plat the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of Ivanhoe Circle, at the joint front corner of Lots 28 and 29, and running thence with the common line of said Lots S. 23-50 E, 170.6 feet to an iron pin on Brushy Creek; thence with the Creek as the line, S. 24-48 W. 8.6 feet to an iron pin; thence continuing with the Creek as the line S. 24-48 W. 316.6 feet to an iron pin; thence with Creek as the line S. 24-48 W. 6.5 feet to an iron pin at the joint rear corner of Lots 27 and 28; thence with the common line of said Lots N. 1-58 W. 426.8 feet to an iron pin on the southern side of Ivanhoe Circle; thence with the said Ivanhoe Circle N. 85-54 E. 47.5 feet to an iron pin; thence continuing with said Circle N. 72-47 E. 47.5 feet to the point of beginning.

This conveyance is made subject to such easements, rights-of-way and restrictions of record or as appear on the premises.

This is the same property conveyed to the grantor herein by deed recorded in the R.M.C. Office for Greenville County, in Deed Book 847 at Page 466.

This is the same property conveyed by Victor H. Lanahan by deed dated 8/29/72 and recorded 8/31/72 in the R.M.C. Office for Greenville County in Deed Book 953 at Page 556.

which has the address of 14 Ivanhoe Circle, Greenville, South Carolina, 29615 (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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