

PII '82
WISLEY

FIRST FEDERAL SAVINGS & LOAN ASSN. OF SOUTH CAROLINA

BOOK 1572 PAGE 851

MORTGAGE

THIS MORTGAGE is made this 11th day of June, 1982, between the Mortgagor, Claude W. and Doris E. Eskew

, (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 \$10,000.00 (Ten thousand and 00/100-----) Dollars, which indebtedness is evidenced by Borrower's note dated June 11, 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 July 1, 1987.....;

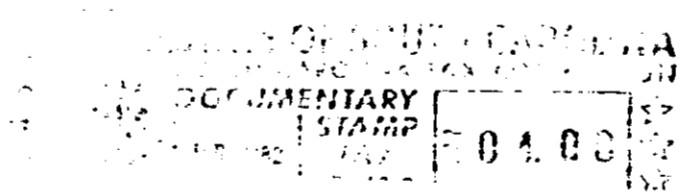
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 124 as shown on a plat entitled "Sans Souci Heights Subdivision", Plat of which is recorded in the RMC Office for Greenville County, SC in Plat Book Z Page 95 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Lenore Avenue, joint front corner of lots nos. 123 and 124 which iron pin is 430 feet west of northwest intersection of Barnshaw Avenue and Lenore Avenue, and running thence N. 22-49W 121 feet to an iron pin; thence S. 79-30 W. 74.3 feet to an iron pin, joint corner lots nos. 124 and 125; thence S 21-34 E. 135.4 feet to an iron pin on the northerly side of Lenore Avenue; thence along the northerly side of Lenore Avenue N. 68-26 E. 75 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagor by deed of James R. Hall and recorded in the RMC office for Greenville County on January 5, 1966 in Deed Book 789 at Page 368.

This is a second mortgage and is Junior in Lien to that mortgage executed by Claude W. and Doris E. Eskew to C. Douglas Wilson and Company which mortgage is recorded in the RMC Office for Greenville County on August 6, 1954 in book 605 at Page 57. Subsequently Assigned to Metropolitan Life Insurance Company on August 6, 1954.



which has the address of 112 Lenore 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 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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