

S. C.

JUN '82

SLEY

FIRST FEDERAL SAVINGS & LOAN ASSN OF SOUTH CAROLINA

BOOK 1573 PAGE 189

MORTGAGE

THIS MORTGAGE is made this 11 day of June, 1982 between the Mortgagor, Fedonia L. Landreth and Robert E. Landreth, (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 Ten Thousand, Two Hundred and no/00 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 7-1-92.....;

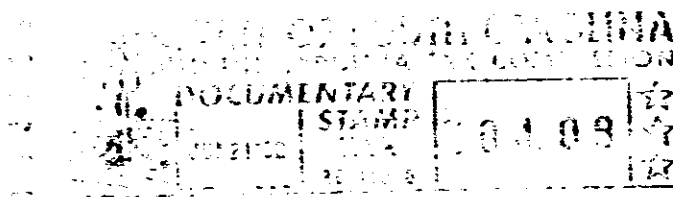
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 lying in the State of South Carolina, County of Greenville, shown as "Part of Lot 23 and 24" on plat of Haselwood, Section 2, Revisions of Lot 23 and 24, recorded in Plat Book 5 K at page 86 and having such courses and distances as appear below:

Beginning at an iron pin on Mellwood Drive at the joint front corner of Lots 22 and 23 and running thence along the joint line of said lots, S. 08-32 W. 287.4 feet to an iron pin at the rear corner of said lots; thence along the rear of Lot 23, N. 79-10 W. 123.8 feet to an iron pin, thence along the joint line of said lots, N. 12-06 W. 290.25 feet to an iron pin on Mellwood Drive; thence with Mellwood Drive, S. 84-12E. 226.2 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of Premier Investment Company, Inc. and recorded in the RMC Office for Greenville County on December 22, 1976 in Deed book 1047 at page 147.

This is a second mortgage and is junior in lien to that mortgage executed to Robert E. Landreth and Fedonia D. Landreth which is recorded in the RMC Office for Greenville County in Book 1384 at page 354.



SCTD --- 1 JUN 21 82 1041

which has the address of 23 Mellwood Drive, Route #3, Box 690 Piedmont (Street) (City) South Carolina 29673 (State and Zip Code) (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.

REC 10

4328 RV-2