

C.S.C.
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SLEY

FIRST FEDERAL SAVINGS & LOAN ASSN. OF SOUTH CAROLINA

BOOK: 1573 PAGE: 581

MORTGAGE

THIS MORTGAGE is made this 18th day of June, 1982, between the Mortgagor, Trevett E. Foster, (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 18, 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, 1992.....;

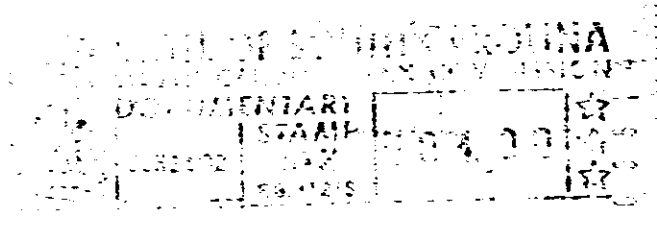
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 certain piece, parcel, or lot of land, with all improvements thereon, of hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 41 of a subdivision known as Oakwood Acres as shown on plat thereof prepared September 1959 by J. Mac Richardson and recorded in the RMC Office for Greenville County in Plat Book MM, at Page 135, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Oakwood Avenue, joint front corner of Lots 40 and 41, and running thence S. 35-38 E. 175 feet to an iron pin in the property line; running thence S. 54-22 W. 90 feet to the joint rear corner of Lots 41 and 42; running thence N. 35-38 W. 175 feet to Oakwood Avenue; thence N. 54-22 E. 90 feet to the point of beginning.

This being the same property conveyed to the mortgagor by deed of Leon L. Lemon and recorded in the RMC Office for Greenville County on February 1, 1972 in Deed Book 935 at page 216.

This is a second mortgage and is Junior in Lien to that mortgage executed by Trevett E. Foster to First Federal Savings & Loan Association which mortgage is recorded in RMC Office for Greenville County on February 1, 1972 in Book 1221 at Page 76.



which has the address of 17 Oakwood Avenue Taylors, South Carolina 29687 (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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