

PM '82

RSLEY

FIRST FEDERAL SAVINGS & LOAN ASSN. OF SOUTH CAROLINA

BOOK 1574 PAGE 293

MORTGAGE

THIS MORTGAGE is made this 18 day of June, 1982, between the Mortgagor, Kenneth C. Stewart and Margaret D. Stewart, (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 Six Thousand Eight Hundred and No/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 7-1-90.....;

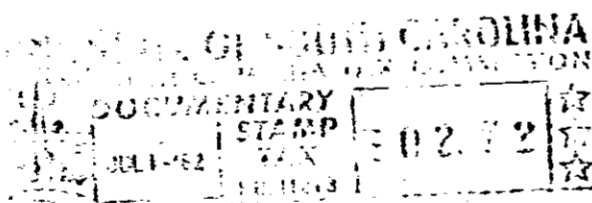
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, South Carolina, State of South Carolina:

All that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, being shown as Lot 25, Section Three of Richmond Hills, plat of which is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book JJJ, at Page 81, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Tazewell Drive at the joint front corner of Lots 24 and 25 and running thence with the line of said lots, N. 54-37 E. 170 feet; thence S 35-23 E. 90 feet; thence S. 54-31 W. 170 feet to a point on Tazewell Drive; thence with said Drive, N. 35-23 W. 90 feet to the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of Larry R. Smith and Carolyn H. Cureton (formerly Carolyn H. Smith) and recorded in the RMC Office for Greenville County on May 29, 1978 in Deed Book 1079 at page 935. And being re-recorded on July 28 1978 in Deed Book 1439 at page 540.

This being a second mortgage and is junior in lien to that mortgage executed by Kenneth C. Stewart & Margaret D. Stewart to Collateral Investment Corporation in the RMC Office for Greenville County in Book 1433 at apge 368 dated May 26, 1978.



which has the address of 10 Tazewell Drive, Greenville, South Carolina, (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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