

S. C.
JUN '82
WASLEY

FIRST FEDERAL SAVINGS & LOAN ASSN. OF SOUTH CAROLINA

1574 959

MORTGAGE

THIS MORTGAGE is made this 29th day of June, 1982, between the Mortgagor, John W. Vest, (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 Three thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 29, 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, 1984

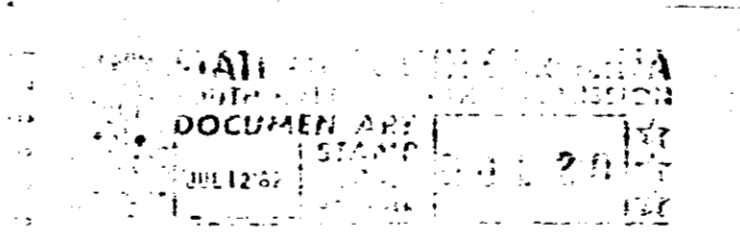
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 lot of land situate on the southwestern side of Laurens Road in the City of Greenville, County of Greenville, State of South Carolina, being shown as Lot No. 23 on a plat of property of E. G. Glenn dated March 28, 1923, prepared by C. M. Furman, recorded in Plat Book F, at Page 148 in the RMC Office for Greenville County and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Laurens Road at the joint front corner of Lot 23 and Lot 24 and running thence with Lot 24, S. 34-19 W. 175 feet to an iron pin at the joint rear corner of Lot 23 and Lot 24; thence with Lot 29, S. 55-41 E. 50 feet to an iron pin at the joint rear corner of Lot 22 and Lot 23; thence with Lot 22, N. 34-19 E. 175 feet to an iron pin on the southwestern side of the Laurens Road; thence with said road, N. 55-41 W. 50 feet to the point and place of beginning.

Derivation: This is the same property conveyed to the mortgagor herein by Deed of Gordon E. Mann dated February 24, 1976 and recorded in the RMC Office of Greenville County, South Carolina, Deed Book 1032 at Page 94 on February 25, 1976.

This is a 2nd mortgage and is Junior in Lien to that mortgage executed by John W. Vest, to First Federal Savings and Loan Association of Greenville South Carolina, which is recorded in the RMC Office for Greenville County, Greenville, South Carolina in Book 1360 Page 903 Dated February 25, 1976.



which has the address of 802 Laurens Road, Greenville, South Carolina 29609, (herein "Property Address");
(Street) (City) (State and Zip Code)

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.

CG10 - 2 JUL 12 82 007

4-33-82

RECORDED

29609 RV-2