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SHERMAN
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FIRST FEDERAL
SAVINGS & LOAN ASSN.
OF SOUTH CAROLINA

BOOK 1575 PAGE 952

MORTGAGE

THIS MORTGAGE is made this 8th day of July, 1982, between the Mortgagor, Barry N. Bolding, (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 \$6500.00 (Six thousand and 00/100) Dollars, which indebtedness is evidenced by Borrower's note dated July 8, 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 August 1, 1988.....;

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.

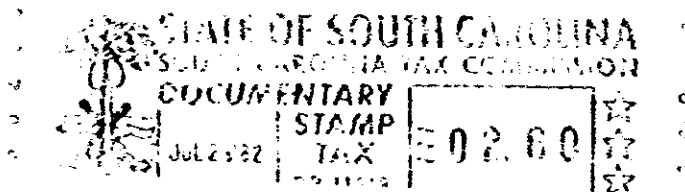
All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot no. 124 on plat of Heritage Hills, recorded in Plat Book YY at Pages 187 of 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 southern side of Beaufort Street at the joint front corner of lot 124 and 125 and running thence with the line of lot 125, S 19-53 E 165.5 feet to an iron pin in the rear line of lot 134; thence with the line of lots 134 and 135, S 70-07 W 105.0 feet to an iron pin at the joint rear corner of lots 123 and 124; thence with the line of lot 123, N 19-53 W 165.0 feet to an iron pin on the southern side of Beaufort Street; thence with the southern side of Beaufort Street, N 70-07 E 105.0 feet to the beginning corner.

This being the same property conveyed to the mortgagor by deed of Joseph C. Duncan, Jr. and Lois C. Duncan and recorded in the RMC Office for Greenville County on November 12, 1976 in Deed Book 1045 at Page 996.

Subsequently $\frac{1}{2}$ -interest deeded to Barry N. Bolding from Brenda E. Bolding on June 17, 1980 in Deed Book 1127 at page 604.

This is a second mortgage and is Junior in Lien to that mortgage executed by Barry N. Bolding to First Federal Savings and Loan Association which mortgage is recorded in the RMC Office for Greenville County on November 12, 1976 in Book 1382 at Page 709.



which has the address of 13 Beaufort Street Greenville,
(Street) (City)
South Carolina 29615 (herein "Property Address");
(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 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.

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