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DONNIE TANKERSLEY
R.M.C.

FIRST FEDERAL
SAVINGS & LOAN ASSN.
OF SOUTH CAROLINA

BOOK 1581 PAGE 532

MORTGAGE

THIS MORTGAGE is made this 21st day of September,
19 82, between the Mortgagor, Willie Ree P. Gray and Silas Gray, Jr.

, (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 \$15,480.92 (Fifteen thousand four hundred eighty and 92/100-----) Dollars, which indebtedness is evidenced by Borrower's note dated September 21, 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 October 1, 1992.....;

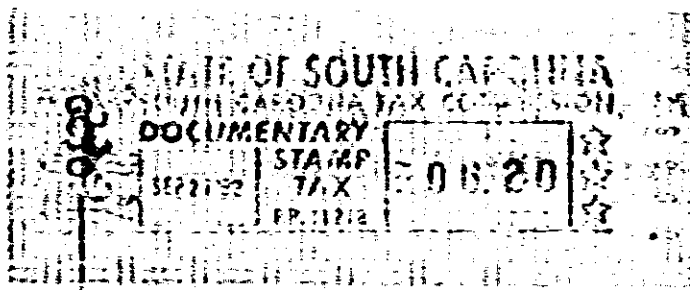
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 piece, parcel or lot of land situate, lying and being on the northwestern corner of DeOyley Avenue and Long Hill Street in the city of Greenville, county of Greenville, state of South Carolina, being shown and designated as a portion of Lot 50 on plat of Augusta Road Ranches recorded in Plat Book L at pages 52 and 53 and being more recently described on plat of Silas Gray, Jr. and Willie Ree P. Gray, prepared by Freeland & Associates, dated August 20, 1975 as follows:

BEGINNING at an iron pin on the northern side of DeOyley Avenue and running thence through Lot 50, N. 3-47 E. 150 feet to an iron pin; thence S. 86-13 E. 23.05 feet to an iron pin on the western side of Long Hill Street; thence along said street, S. 23-40 E. 136.40 feet to an iron pin at the corner of Long Hill Street and DeOyley Avenue; thence S. 33-03 W. 27.3 feet to an iron pin on the northern side of DeOyley Avenue; thence S. 89-47 W. 72.50 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagor by deed of Robert and Evelyn Baker and recorded in the RMC office for Greenville County on September 2, 1975 in Deed Book 1023 at Page 504.

This is a second mortgage and is Junior in Lien to that mortgage executed by Silas Gray, Jr. and Willie Ree P. Gray to Co-lateral Investment Company which mortgage is recorded in the RMC Office for Greenville County on September 2, 1975 in book 1347 at page 609.



which has the address of 100 DeOyley Avenue Greenville,
(Street) (City)
South Carolina 29605 (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 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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