

SEP 30 10 53 AM '82

BOOK 1581 PAGE 821

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 28th day of September, 1982, between the Mortgagor, Billy D. Holcombe and Edna N. Holcombe, (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 Five thousand and no cents Dollars, which indebtedness is evidenced by Borrower's note dated 09-28-82, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on Oct 1, 1986

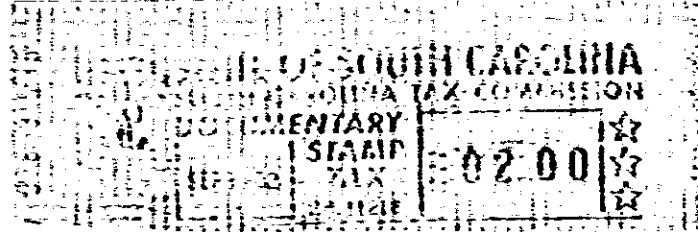
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, and being known and designated as Lot 18 of Fairway Acres, Part Two, as shown on a plat thereof by Webb Surveying and Mapping Co., dated April 26, 1970, recorded in the R.M.C. office for Greenville County in Plat Book 4F at Page 43, and having, according to said Plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of Fork Shoals Road at the joint front corner of Lots 17 and 18, and running thence with the line of Lot 17, N. 50-40 E., 200 feet to an iron pin at the joint rear corner of Lots 17 and 18 on the line of Lot 16; thence with the line of Lots 16 and 20, S. 39-20 E., 140 feet to an iron pin at the joint rear corner of Lots 18 and 19; thence with the line of Lot 19, S. 50-40 W., 200 feet to an iron pin on the eastern side of Fork Shoals Road at the joint front corner of Lots 18 and 19; thence with the eastern side of Fork Shoals Road, N. 39-20 W., 140 feet to the point of beginning.

This property conveyed to the mortgagor(s) herein by deed of Prince and Lindsay Real Estate, and recorded in the RMC Office for Greenville County, on 06-25-73, in Deed Book 977, and page 540.

This is a second mortgage and is junior in lien to that mortgage executed by Billy D. Holcombe and Edna N. Holcombe, in favor of First Federal Savings and Loan, which mortgage is recorded in the RMC Office for Greenville County, in Book 1282, and page 502.



which has the address of Rt 4 Fork Shoals Road Greenville, South Carolina 29605 (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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