

First Federal of South Carolina
Post Office Box 408
Greenville, South Carolina 29602

RECORDED
DEC 7 11 10 AM '82
DONNIE STANFERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 1st day of December, 1982 between the Mortgagor, Bonnie W. Madden Swilling (also known as Bonnie W. Madden), (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 12,000.00 (twelve thousand and 00/100) Dollars, which indebtedness is evidenced by Borrower's note dated December 1, 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 December 1, 1992;

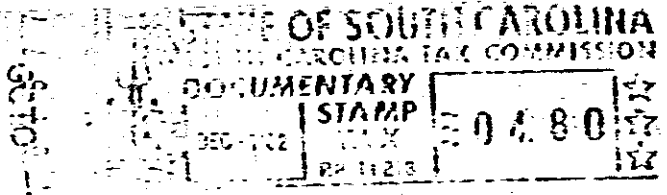
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 certain piece, parcel or lot of land, situate, lying and being on the southern side of Eisenhower Avenue, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 7 on plat of Property of W. T. Patrick & W. R. Timmons, Jr., dated May, 1956, and recorded in the RMC Office for Greenville County in Plat Book , at Page 94, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Eisenhower Avenue at the joint front corner of Lots 7 and 8 and running thence with the common line of said Lots, S. 16-41 E. 175 feet to an iron pin at the rear corner of said Lots; thence N. 73-19 E. 67 feet to an iron pin at the joint rear corner of Lots 6 and 7; thence with the common line of said Lots, N. 16-41 W., 175 feet to an iron pin; thence S. 73-19 W. 67 feet to the point of beginning.

This being the same property conveyed to the mortgagor by deed of James R. and Esther W. Wilson and recorded in the RMC Office for Greenville County on December 20, 1977 in Deed Book 1070 at Page 478.

This is a second mortgage and is Junior in Lien to that mortgage executed by James R. Wilson and Ester W. Wilson to Carolina Federal Savings and Loan Association which mortgage is recorded in RMC Office for Greenville County on June 9, 1971 in Book 1194 at Page 151. Subsequently assumed by Bonnie W. Madden Swilling (also known as Bonnie W. Madden) on December 20, 1977 in Book 1419 at page 14.



which has the address of 118 Eisenhower Drive Greenville,
(Street) (City)
South Carolina 29607 (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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