

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

FILED
G.P. S.C.

DEC 7 11 10 AM '82

MORTGAGE

JOHN W. HANNERSLEY
R.M.C.

THIS MORTGAGE is made this 18th day of November, 1982, between the Mortgagor, Larry E. and Martha B. Shirley, (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").

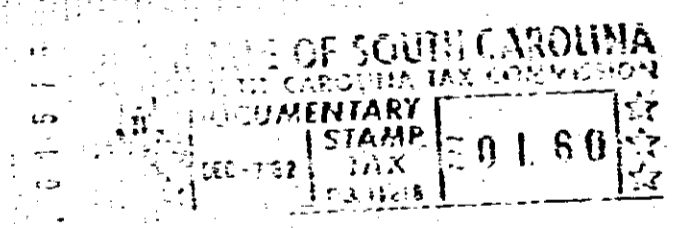
WHEREAS, Borrower is indebted to Lender in the principal sum of 4000.00 (Four thousand and 00/100) Dollars, which indebtedness is evidenced by Borrower's note dated November 18, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 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 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 known and designated as Unit No. 32 of Bridgeview Horizontal Property Regime as is more fully described in Master Deed dated June 30, 1972, and recorded in the RMC Office for Greenville County in Deed Book 948, at Pages 23 through 79 inclusive, as amended by Amendment to Master Deed Establishing Bridgeview I Horizontal Property Regime dated February 15, 1973, and recorded in the RMC Office for Greenville County in Deed Volume 967, at Pages 645 through 652 inclusive, and survey and plot plan recorded in the RMC Office for Greenville County in Plat Book 4S at Pages 92 and 93.

This being the same property conveyed to the mortgagor by deed of Timothy M. Kennedy and recorded in the RMC office for Greenville County on September 14, 1978 in Deed Book 1087 at Page 302.

This is a second mortgage and is Junior in Lien to that mortgage executed by Timothy M. Kennedy to First Federal Savings and Loan Association which mortgage is recorded in the RMC Office for Greenville County on January 10, 1978 in Book 1420 at page 605.



which has the address of Unit 32 Bridgeview Greenville,
(Street) (City)
South Carolina 29611 (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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