

CP: 50 S.C.
DEC 13 12 43 PM '82
CONN. WARRSLEY
R. 40

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

BOOK 1539 PAGE 180

MORTGAGE

THIS MORTGAGE is made this 10th day of December,
1982, between the Mortgagor, Lester T. and Dianne M. Hodge

, (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 \$12,283.34 (Twelve thousand two hundred eighty-three and 34/100---) Dollars, which indebtedness is evidenced by Borrower's note dated December 10, 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 January 1, 1988.....;

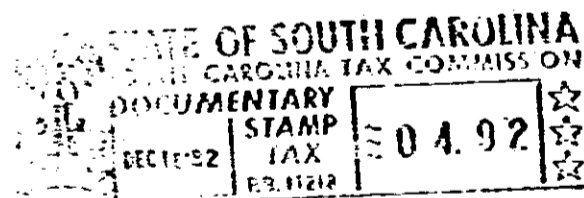
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, and being known and designated as Lot No. 47 as shown on a plat of Canterbury Subdivision, Section I, prepared by Heauer Engineering Co., Inc., dated March 22, 1972, and recorded in the RMC Office for Greenville County in Plat Book 4-N, at Page 69, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Third Day Street at the joint front corner of Lots No.s 46 and 47 and running thence with the line of Lot 46, S. 21-07-26 W., 118.38 feet to an iron pin in the line of Lot No. 38; thence with the line of Lot No. 38 S. 59-19-28 E., 62.40 feet to an iron pin at the joint rear corner of Lots Nos. 47 and 48, thence with the line of Lot No. 48 N. 37-17 E., 120 feet to an iron pin on the southwestern side of Third Day Street; thence with the curve of the southwestern side of Third Day Street, the chord of which is N. 60-47-44 W., 95.89 feet to the point of beginning.

This being the same property conveyed to the mortgagor by deed of Thelma C. Leopard and recorded in the RMC Office for Greenville County on April 1, 1977 in Deed Book 1053 at Page 831.

This is a second mortgage and is Junior in Lien to that mortgage executed by Lester T. and Dianne M. Hodge to First Federal Savings & Loan Association which mortgage is recorded in the RMC Office for Greenville County on April 1, 1977 in Book 1393 at Page 581.



which has the address of 108 Third Day Street Piedmont,
(Street) (City)
South Carolina 29673 (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.

SOUTH CAROLINA — 1 to 4 Family—6 75—FNMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Para. 24)

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