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First Federal of S. C.
P. O. Box 408
Greenville, S. C. 29602

BOOK 1311 PAGE 436

JUN 15 10 17 AM '83

DONNIE S. SHELLEY

MORTGAGE

THIS MORTGAGE is made this tenth day of June, 1983, between the Mortgagor, Martha S. Vess

, (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 twenty thousand Dollars, which indebtedness is evidenced by Borrower's note dated _____, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June, 1990.....;

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, near the City of Greenville, being known and designated as Lot No. 2, of a subdivision known as Avondale Forest, Section No. 1, as shown on plat thereof prepared by Piedmont Engineers and Architects dated July 3, 1964 and recorded in the R. M. C. Office for Greenville County in Plat Book RR, at Page 186, and having, according to said plat the following metes and bounds, to wit:

Beginning at an iron pin on the northern side of Drewry Road, joint front corner of Lots 1 and 2 and running thence with the joint line of said lots, N. 26-18 W. 170 feet to an iron pin; thence N. 64-43 E. 90 feet to an iron pin, joint rear corner of Lots 2 and 3; thence with the joint line of said lots, S. 26-18 E. 170 feet to an iron pin on the northern side of Drewry Road; thence with Drewry Road, S. 64-43 W. 90 feet to the beginning corner.

This being the same property conveyed to John D. Vess, Jr. and Martha S. Vess by deed of J. H. Mauldin, dated 3-7-68 and recorded 3-7-68 in the R. M. C. Office of Greenville County in Book 839 at Page 192.

John D. Vess, Jr. deeded his half interest to Martha S. Vess on 7-16-71, recorded 7-16-71 in the Greenville County R. M. C. Office in Book 918 at Page 188.

This is a second mortgage and is junior in lien to that mortgage given by John D. Vess, Jr. and Martha S. Vess to First Federal Savings and Loan Association, dated 3-7-68, recorded 3-7-68 in Vol. 1085 at Page 660 in the R. M. C. Office for Greenville County.

which has the address of 3 Drewry Road, Taylors, S. C. 29687,
(Street) (City)
(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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