

SEP 21 11 09 AM '83

BOOK 1626 PAGE 702

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

MORTGAGE

THIS MORTGAGE is made this 12th day of September,
19 83, between the Mortgagor, Ronnie D. Eaddy and Angela S. Eaddy
, (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 \$11,500.00 (Eleven Thousand
Five Hundred and No/100 ----- Dollars, which indebtedness is evidenced by Borrower's
note dated September 12, 1983, (herein "Note"), providing for monthly installments of principal
and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September
30, 1993.....;

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 in Greenville County, State of
South Carolina, near the City of Greenville being shown as Lot no. 26 on a plat of
Wade Hampton Gardens, Section III, recorded in Plat Book YY at page 179 in the
RMC Office for Greenville County reference to said plat being craved for a more complete
metes and bounds description.

This being the same property conveyed to the mortgagor by deed of Bob Maxwell Builders,
Inc. and recorded in the RMC Office for Greenville County on 10/16/70 in Deed Book
900 at Page 465.

This is a second mortgage and is Junior in Lien to that mortgage executed by
Ronnie D. Eaddy and Angela S. Eaddy which mortgage is recorded in RMC Office for
Greenville County on 10/16/70 in Book 1169 at Page 439.

RECORDED IN THE
OFFICE OF THE CLERK OF
SOUTH CAROLINA
COUNTY OF GREENVILLE
BOOK 1626 PAGE 702
SEP 21 1983

which has the address of 4 Holgate Court, Greenville
(Street) (City)
South Carolina 29615 (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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