

Vol 1185 805

APR 5 11 27 AM '84
WISLEY

MORTGAGE

THIS MORTGAGE is made this 4th day of April, 1984, between the Mortgagor, Randall S. Edwards and Kathleen B. Edwards, (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 nineteen thousand eight hundred five and 55/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 4, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 30, 1994.....;

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 the County of Greenville, State of South Carolina, on the northerly side of Randy Drive, being shown as Lot. No. 81-B on plat entitled "Revision of Lots 80 and 81, of Section 2, Edwards Forest", prepared by W. R. Williams, Jr. RLS, April 16, 1975, and being recorded in the RMC Office for Greenville County, S.C., in Plat Book "9 F", at Page 63, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northwesterly side of Randy Drive at corner of property herein conveyed and property now or formerly of Bridges, and running thence with Randy Drive, S. 56-45 W. 124.9 feet to an iron pin; thence with line of Lot No. 81-A, N. 33-15 W. 180 feet to an iron pin; thence with line of Lot 80-B, N. 56-45 E. 124.3 feet to an iron pin in line of property now or formerly of Bridges; thence with Bridges, S. 33-38 E. 180 feet to the point of BEGINNING.

DERIVATION: This is the same property conveyed by W.M. Edwards to Randall S. Edwards recorded in the R.M.C. Office for Greenville County in Volume 1186, page 452, dated April 15, 1983.

This is a second mortgage and is junior in lien to none.

STATE OF SOUTH CAROLINA
RECORDS & DEEDS DIVISION
DOCUMENTARY
APR 5 1984
STAMP TAX \$07.96

2 APR 9 1984
10
4004

which has the address of #2 Randy Drive Taylors, (City)
South Carolina 29687 (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.

0000

4328-R-2