Ju 30 2 23 PH 'BI

Mortgagee's Hailing Address: 301 Collegester, Greenville, S.C.

77 m/925

MORTGAGE

200:1518 22:117

day of July <u> 30th</u> THIS MORTGAGE is made this -19 RL, between the Mortgagor, Alfred A. Sloan and June S. Sloan (herein "Borrower'), and the Mostgagee, First Federal Savings and Loan Association, 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"). and interest, with the balance of the indebtedness, if not sooner paid, due and payable on..... .. 1881., L. 188216... 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 _ State of South Carolina: in the County of _____ Greenville ALL that piece, parcel or tract of land with all improvements thereon significallying and being in Greenville County, State of South Carolina, containing 1.8 acres on Highway 414 as shown on plat of property made by Carolina Surveying Shops and recorded in the RMC Office for Greenville County in Plat Book 5V, at Page G. Gid plat having been made June 14, 1974, and having according to said pint the following metes and bounds, to-wit: EEGINNING at an iron pin on Highway 414 at corner of property now of Mary Louise Lane and running thence along said highway right of way S. 68-38 W. Seet; thence continuing with said highway S. 74-33 W. 153.9 feet to an iron pin; running thence N. 30-12 W. 304.2 feet to an iron pin; running thence N. 56-45 E. 217 feet; running thence S. 35-0 E. 371.3 feet to the edge of Highway 414 right of way, the beginning corner. This being the same property conveyed to the nortgagor by deed of John B. Stasney and recorded in the RMC Office for Greenville County on October 4, 1976 in Deed Book 1944, at Page 35. Spith, Attomay This is a second mortgage and is junior in Lieu to that mortgage executed by Alfred A. and June S. Sloam which morrgage is recorded in the RMC Office for Greenville County in Book 1379, at Page 866. PAID SATISFIED AND CANCELLED First Fereigal Serings and Lean Association of Greenville. S. C. Same As, First Federa Serings and Loan Association of S.C. C Orayson thich has the address of .

29690 (herein "Property Address") South Carolina

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 gos 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 for the leasehold estate if this Mortgage is one leasehold; are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully saised of the extiste hereby conveyed and has the right to morigage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against oil 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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