

GREENVILLE, S.C.

MORTGAGE

Dec 3 15 PM '80

THIS MORTGAGE is made this 5th day of December, 1980, between the Mortgagor, William A. Lynch, Jr., and Martha C. Lynch, (herein "Borrower"), and the Mortgagee, 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").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixteen Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 5, 1980, (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, 1996;

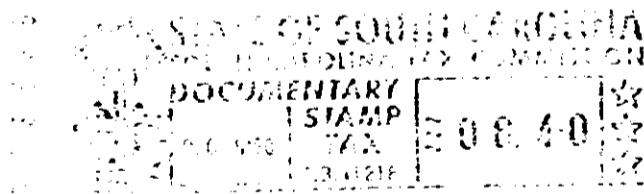
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 situate, lying and being in the State of South Carolina, County of Greenville, in the Town of Mauldin, being shown as Lot No. 103 on a plat of Forrester Woods, Section II dated March 17, 1973, prepared by Carolina Engineering and Surveying Co. and recorded in the RMC Office for Greenville County in Plat Book 4-X at Page 64, and having according to said plat, the following metes and bounds, to-wit:

Beginning at a point on the eastern side of Overcreek Road, the joint front corner of Lots 102 and 103, and thence running with said road N. 11-13 E. 110 feet to a point, the joint front corner of Lots 103 and 106; thence turning and running S. 78-47 E., 150 feet; thence turning and running S. 11-13 W., 110 feet; thence turning and running N. 78-47 W., 150 feet to the point of Beginning.

This is the same property conveyed to the Mortgagors herein by deed of Arnold P. Silverman dated November 28, 1978, and recorded in the RMC Office for Greenville County on December 5, 1978, in Deed Book 1093 at Page 147.

This is a second mortgage and is junior in lien to that mortgage executed to First Federal Savings and Loan Association of Greenville recorded in the R.M.C. Office for Greenville County in mortgage book 1424 at page 759.



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which has the address of Lot 103 Overcreek Road Mauldin, South Carolina 29662 (herein "Property Address");

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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