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BOOK 1538 PAGE 493

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 24th day of March, 1981, between the Mortgagor, Robert K. Addis and Judy A. Addis, (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 Six Thousand and Two Hundred Dollars and no/100 (\$6,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 24, 1981, (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 1, 1985.....;

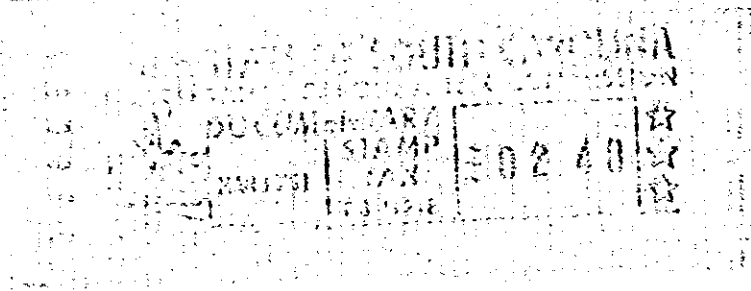
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 piece, parcel or lot of land in the County of Greenville, State of South Carolina being known and designated as Lot No. 117 on a plat of Pine Brook Forest Subdivision according to a plat prepared by Charles K. Dunn, Surveyor, said plat being recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4 X at pages 48 and 49, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the northern side of Holly Circle, joint front corner of Lots Nos. 116 and 117, and running with the joint line of said lots, N. 16-35 W., 218 feet to an iron pin, joint rear corner of said lots; running thence with the rear line of Lot No. 117, N. 16-35 W., 119.5 feet to an iron pin, joint rear corner of Lots Nos. 117 and 118; running thence with the joint line of said lots, S. 16-35 E., 171 feet to an iron pin in the Northern side of Holly Circle, joint front corner of said lots; running thence with the northern side of said Holly Circle, S. 73-25 W., 110 feet to an iron pin, point and place of beginning.

This being the same property conveyed to the mortgagors herein by deed of Oak, Incorporated, and recorded in the RMC Office for Greenville County on December 13, 1976, in Deed Book 1047, and Page 801.

This is second mortgage and is junior in lien to that mortgage executed by Robert K. and Judy A. Addis, in favor of First Federal Savings and Loan Association, which mortgage is recorded in RMC Office for Greenville County in Book 1385, and Page 36.



which has the address of Route 14, Holly Circle Greenville,
(Street) (City)
South Carolina 29607 (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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