

APR 1 2 46 PM '81

ANNIE S. FANKERSLEY  
R.M.C.

**MORTGAGE**

THIS MORTGAGE is made this 27th day of March, 1981, between the Mortgagor, Frances S. Weathers, (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 Twelve Thousand and Five Hundred Dollars and no/100-----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, 1991.....;

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, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Fairview Township, containing 68.55 acres, more or less, and having the following metes and bounds, to-wit: BEGINNING at an iron pin, corner with lands of James W. Moore on the C.J. Jones line, formerly S.B. Eskew, and running thence with the Jones line, S. 3-30 W. 180.9 feet to Stone 0; thence S. 13 W. 818.40 feet, by Willis Survey, to Stone; thence S. 72-30 E. 82.50 feet to Stone; thence S. 7-00 W. 1,866.48 feet to the middle of Reedy River; thence N. 72-00 E. 246.18 feet down center of river to bend; thence N. 83-30 E. 191.40 feet along River center; thence N. 88 E. 182.82 feet along River center; thence N. 85-30 E. 191.40 feet thence N. 88 E. 174.90 feet; thence E. 188.10 feet to Sycamore (new); thence N. 6-30 E. 2,379.80 feet from middle of River and 2,346.80 to an iron pin, corner with lands of James W. Moore; thence with line of Moore along a County Road, S. 87-02 W. 170 feet to an iron pin; thence N. 57-38 W. 185 feet to a point; thence N. 33-15 W. 140 feet to a point; thence N. 17-55 W. 116.7 feet to an iron pin in center of said Road; thence N. 81-00 W. 72.2 feet to an iron pin at Sweet Gum; thence N. 73-23 W. 212.4 feet to an Oak; thence S. 70-52 W. 167.9 feet to an iron pin at large Oak; thence S. 72-02 W. 75.2 feet to an iron pin at poplar; thence N. 83-28 W. 148.4 feet to the point of beginning. LESS, HOWEVER, that tract of land conveyed by Frances S. Weathers to James W. Moore by deed recorded March 4, 1963 in the RMC Office for Greenville County, South Carolina in Deed Book 730 Page 529. This being the same property conveyed to the Mortgagor by deed of Henry F. Weathers recorded August 9, 1960 in the RMC Office for Greenville County, South Carolina in Deed Book 656 at Page 242. ALSO: All that piece, parcel or lot of land lying, being and situate in the County and State aforesaid, Fairview Township, with the following metes and bounds, to-wit: BEGINNING at an old iron pin, corner with other lands of the Grantee and running thence with the joint line of other lands of the Grantee, N. 14-04 E. 218.5 feet to a point on line of the Grantee; thence N. 75-56 W. 151.6 feet to a point on line of land now or formerly Ralph W. Robertson; thence with the Robertson line, S. 20-45 E. 266.1 feet to the point of beginning, and being the same tract conveyed by James W. Moore to Frances S. Weathers by deed recorded August 27, 1963 in the RMC Office for Greenville County in Deed Book 730 at Page 530.

This is a second mortgage and is junior in lien to that mortgage executed by Frances S. Weathers in favor of First Federal Savings, Loan Association, which mortgage is recorded in RMC Office for Greenville County, in Book 1409 at Page 666. which has the address of Route 1 Weathers Drive Fountain Inn deed being same property conveyed by Frances S. Weathers recorded RMC office May 9, 1952, book 456 Page 243. South Carolina 29644 (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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