

FILED
GREENVILLE CO. S. C.

FIRST FEDERAL SAVINGS AND LOAN
P. O. BOX 408
GREENVILLE, S.C. 29602

BOOK 1538 PAGE 201

APR 14 11 12 AM '81
JONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 10th day of April,
1981, between the Mortgagor, Clarence R. & Geraldine P. Moser
, (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 \$10,000.00
Dollars, which indebtedness is evidenced by Borrower's
note dated April 10, 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 May 1985
.....;

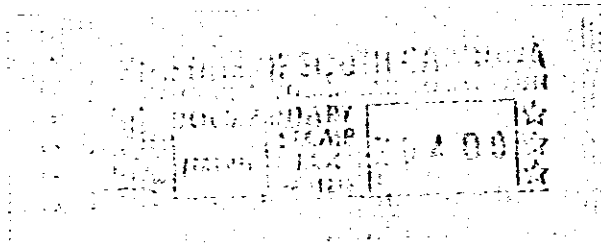
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest
thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect
the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein
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 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, being known and designated as Lot No. 41, of a subdivision known as Fontana Forest
as shown on a plat thereof being recorded in the RMC office for Greenville County in Plat Book
YY at Page 171, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwestern side of Fontana Drive, joint front corner of Lots
41 and 42, and running thence with the joint line of said lots S. 73-03 W. 252.6 feet to an iron
pin in the line of Lot 43; thence with the line of Lot 43, N. 23-47 W. 45 feet to an iron pin,
joint rear corner of Lots 40 and 41; thence with the joint line of said lots, N. 48-37 E. 228.1
feet to an iron pin on Fontana Drive; thence with said drive S. 47-30 E. 32.7 feet to an iron
pin; thence continuing with said drive, S. 34-05 E. 119.5 feet to the beginning corner.

This being the same property conveyed to the mortgagor by deed of Arlon O. Jones and recorded
in the RMC office for Greenville County on August 26, 1965 in Deed book 781 at page 09.

This is second mortgage and is Junior in Lien to that mortgage executed by Clarence R. and
Geraldine P. Moser which mortgage is recorded in RMC office for Greenville County in book
1005 at page 513.



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which has the address of Rt. 12, Fontana Drive Greenville,
(Street) (City)
SC 29609 (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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