

GREENVILLE  
S.C.  
JUL 20 11 35 AM '82  
JOHN T. TANKERSLEY  
S.H.C.

BOOK 1575 PAGE 651

# MORTGAGE

BOOK 82 PAGE 608

THIS MORTGAGE is made this 19th day of July 1982, between the Mortgagor, William V. Phelps and Ruth C. Phelps (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eight thousand and no/100 (8,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 19, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 15, 1992.

The Lender (by the payment of the indebtedness evidenced by the Note, with interest thereon, the 118; thence with the common line of said lots, N. 42-59 E. 130 feet to an iron pin on the southwestern side of Red Fox Trail; thence with the southwestern side of Red Fox Trail, N. 47-01 W. 81 feet to an iron pin; thence continuing with said trail, N. 51-48 W. 59.3 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to the mortgagors by deed of Clark V. Dohner and Nancy C. Dohner to be recorded herewith.

This mortgage is a second mortgage junior in lien to that mortgage given to South Carolina Federal Savings and Loan Association by the mortgagors in the sum of \$18,000.00 dated July 19, 1982 to be recorded herewith.

**PAID AND FULLY SATISFIED**

This 8th of September 1983

South Carolina Federal Savings & Loan Assoc.  
W. V. Phelps  
Mary J. Phelps

WITNESS Karen M. Blachut

SEP 14 1983

which has the address of Lot 118 Foxcroft S/D, Section 1, Greenville, South Carolina 29615 (herein "Property Address");  
(Street) (City) (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 seized 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.

SOUTH CAROLINA--1 to 4 Form--6/75--FKA/FA/MS UNIFORM INSTRUMENT

2 JUL 20 1982

4.0001

10V162

200

10V162

020

4328-113