

FILED
GREENVILLE CO. S. C.

SEP 19 3 08 PM '80

DONNIE HANKERSLEY
R.M.C.

BOOK 1518 PAGE 711

MORTGAGE

THIS MORTGAGE is made this 16th day of September,
1980, between the Mortgagor, Charles Michael Copeland and Sandra B. Copeland
(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 Four thousand and no/100
----- Dollars, which indebtedness is evidenced by Borrower's
note dated September 16, 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 -----
October 1, 1984;

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:

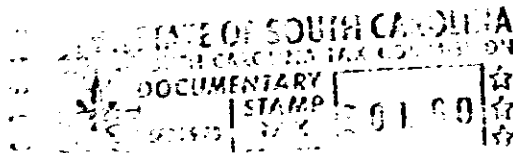
All that certain piece, parcel or lot of land situate, lying and being on the
Southwestern side of Ebaugh Avenue in the City of Greenville, County of Greenville,
State of South Carolina, being known and designated as Lot 129 as shown on plat of
East Park prepared by W. A. Adams, recorded in the RMC Office for Greenville County,
S. C., in Plat Book A, at Page 383, and having according to a more recent plat
entitled property of Charles Michael Copeland and Sandra B. Copeland made by
Freeland and Associates dated July 15, 1980, recorded in the R.M.C. Office for Greenville
County, S.C. in Plat Book 8C Page 42 the following metes and bounds to wit:

Beginning at an iron pin on the southwestern side of Ebaugh Avenue at the joing
front corner of Lots 129 & 130 and runs thence along the line of Lot 130 S. 35-00 W.
175 feet to an iron pin; thence N. 55-00 W. 50 feet to an iron pin; thence N. 35-00 E.
175 feet to an iron pin on the southwestern side of Ebaugh Avenue, thence along
Ebaugh Avenue S. 55-00 E. 50 feet to the pint of beginning.

This being the same property conveyed to the grantees by deed of Mary E. Jenkinson
Griffin and Mrs. Crosby Jenkinson Allen, dated March 8, 1967 and recorded in the
RMC Office for Greenville County, S.C. in Deed Book 815 at Page 123.

This conveyance is made subject to any restrictions, zoning ordiances, easements
that my appear of record on the recorded plat or on the premises.

and
This is second mortgage/is junior in lien to that mortgage executed by
Charles Michael and Sandra B. Copeland which mortgage is recorded in RMC Office
for Greenville County in Book 1507 Page 926 dated July 17, 1980.



which has the address of 115 Ebaugh Ave., Greenville, S.C. 29607 (City)

(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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