

FILED  
GREENVILLE S.C.  
APR 27 1981  
DONNERSLEY

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

1539 Page 848

## MORTGAGE

THIS MORTGAGE is made this 27th day of April, 1981, between the Mortgagor, Sandra Chandler Turner also known as Sandra Chandler, (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 \$15,000.00 Dollars, which indebtedness is evidenced by Borrower's note dated April 27, 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 1, 1996.

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 lying in the State of South Carolina, County of Greenville shown as Lot 46 on plat of Oakfern, Section two, recorded in Plat book 6 II at page 53 and having such courses and distances as will appear by reference to said plat.

This being the same property conveyed to the mortgagor by deed of Edward H. Hembree Builders, Inc. and recorded in the RMC office for Greenville county on September 12, 1980 in Deed book 1133 at page 211.

This is second mortgage and is Junior in Lien to that mortgage executed by Sandra Chandler Turner also known as Sandra Turner which mortgage is recorded in RMC office for Greenville County in book 1515 at page 590. *recorded Sept. 12, 1980.*

which has the address of 204 Oak Fern Drive Simpsonville,  
(Street) (City)  
SC 29681 (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 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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