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MAYERSLEY

BOOK 1539 PAGE 360

# MORTGAGE

THIS MORTGAGE is made this 24th day of April, 1981, between the Mortgagor, Keith E. Meyers and Sherry W. Meyers, (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 Seven thousand and five hundred dollars and no/100 (\$7,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 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 May 1, 1986.....;

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 eastern side of Baldwin Circle, in the County of Greenville, State of South Carolina, being shown and designated as Lot 49 on a Plat of Verdin Estates, recorded in the R.M.C. Office for Greenville County in Plat Book 4-R at Pages 34 and 35, and having according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Baldwin Circle at the joint front corner of Lots 48 and 49 and running thence N. 81-05 E., 162 feet to an iron pin; thence S. 05-32 W., 112 feet to an iron pin; thence N. 84-28 W., 150 feet to an iron pin on the eastern side of Baldwin Circle; thence with Baldwin Circle, N., 01-39 W., 17 feet to an iron pin; thence continuing with Baldwin Circle, N. 01-39 W., 55 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of Glenn A. Stiegman, Jr. and Janice G. Stiegman, and recorded in the RMC Office for Greenville County, on April 26, 1979, in Deed Book 1101 and page 330.

This is a second mortgage and is junior in lien to that mortgage executed by Keith E. Meyers and Sherry W. Meyers in favor of Fidelity Federal Savings and Loan Association, which mortgage is recorded in the RMC Office for Greenville County, in Book 1464, and page 485.

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which has the address of 211 Baldwin Circle Mauldin,  
(Street) (City)  
South Carolina 29662 (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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