

FIRST FEDERAL SAVINGS & LOAN ASSN. OF SOUTH CAROLINA

MORTGAGE

FILED GREENVILLE CO. S. C. JUL 26 11 42 AM '82 DONNERSLEY

THIS MORTGAGE is made this 16th day of July 1982, between the Mortgagor, Jimmy J. Tharpe, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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 \$3,000.00 (Three Thousand Dollars and No/100's) Dollars, which indebtedness is evidenced by Borrower's promissory note dated 10/20/81 for \$3,000.00, the terms of which are set forth in said note; and WHEREAS, the property described in the deed of Harold William Payne and Bonnie P. Payne and recorded in the RMC Office for Greenville County on 5-27-80 in Deed Book 1126 at Page 480, Hammond line N. 33 1/2 W. 52 feet to an iron pin; thence along the line of Lot 23, S. 46-00 W. 161 feet to an iron pin on the northeast side of Pinckney Street; thence along the northeast side of Pinckney Street, S. 59 1/2 E. 64 1/2 feet to the beginning corner.

This being the same property conveyed to the mortgagor by deed of Harold William Payne and Bonnie P. Payne and recorded in the RMC Office for Greenville County on 5-27-80 in Deed Book 1126 at Page 480.

This is a second mortgage and is Junior in lien to that mortgage executed by Jimmy J. Tharpe which mortgage is recorded in RMC Office for Greenville County on 9-30-80 in Book 1518 at Page 257.

PAID SATISFIED AND CANCELLED First Federal Savings and Loan Association of South Carolina

Handwritten signatures and dates: 9/17/84, Lisa [unclear], [unclear]

which has the address of 30 Pinckney Street, Greenville South Carolina 29602 (herein "Property Address")

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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