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DON... BANKERSLEY
R M C

P.O. Box 408
Greenville, SC 29602

BOOK 1533 PAGE 865

MORTGAGE

THIS MORTGAGE is made this 24th day of February, 1981, between the Mortgagor, James Lagerman and Catherine H. Lagerman, (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 Dollars and no/100 (\$7,000.00)-----Dollars, which indebtedness is evidenced by Borrower's note dated February 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 March 1, 1988.....;

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 in Austin Township, Greenville County, State of South Carolina, within the corporate limits of the Town of Mauldin and being known and designated as Lot No. 80 of a subdivision known as Glendale II, a plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 000, at page 55, and having the following metes and bounds, to-wit:

BEGINNING at a point on the southern side of Parsons Avenue at the joint front corner of Lots 79 and 80, and running thence with the southern side of Parsons Avenue, N. 55-06 E. 100 feet to a point at the joint front corners of Lots Nos. 80 and 81; thence S. 40-08 E. 165.4 feet to a point at the joint rear corner of Lots Nos. 80 and 81; thence S. 49-46 W. 120.2 feet to a point at the joint rear corner of Lots 79 and 80; thence N. 33-24 W., 175.8 feet to a point on the southern side of Parsons Avenue at the point of beginning, and being the same conveyed to the Grantor herein in Deed Book 1015, at page 867.

This being the same property conveyed to the mortgagors herein by deed of James E. Jr. and Susan H. Foster, and recorded in the R.M.C. Office for Greenville County on April 5, 1978, in Deed Book 1076, and page 593.

This is a second mortgage and is junior in lien to that mortgage executed by James and Catherine H. Lagerman, in favor of Fidelity Federal Savings and Loan, which mortgage is recorded in R.M.C. Office for Greenville County in Book 1428 and Page 65.

which has the address of 206 Parsons Street 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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