

FILED
GREENVILLE, S. C.
DEC 3 3 28 PM '81
SONNERSLEY
R.M.C.

P.O. Box 408
Greenville, S. C. 29602

BOOK 1559 PAGE 01

MORTGAGE

THIS MORTGAGE is made this 30th day of November, 1981, between the Mortgagor, Jimmy C. and Madonna I. Halls, (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 fifty-two Hundred Dollars and no /100's, _____ Dollars, which indebtedness is evidenced by Borrower's note dated November 30, 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 December 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, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot no. 48 on Plat of Burdett Estates, recorded in the RMC Office for Greenville County in plat book 4X at page 60 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northwestern side of Barrett Drive, joint front corner of lots 48 and 47 and running thence N. 75-44 W., 150 feet to an iron pin; thence N. 14-16 E., 100 feet to an iron pin; thence S. 75-44 E., 150 feet to an iron pin on the northwestern side of Barrett Drive; thence with the northwestern side of Barrett Drive, S. 14-16 W., 100 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagor(s) herein by deed of George O'Shields, Inc., and recorded in the RMC Office for Greenville county, on April 1, 1976, in Deed Book, #1034, and page # 30.

This is a second mortgage and is junior in lien to that mortgage executed by George O'Shields, Inc., in favor of First Federal Savings and Loan of South Carolina, which mortgage is recorded in the RMC Office for Greenville county, in Book #1346, and page #420.

STATE OF SOUTH CAROLINA
RECORDING DEPARTMENT
DOCUMENTARY STAMP
NOV 20 1981
\$ 2.08

which has the address of 226 Barrett Drive 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 seized 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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