

GREENVILLE S.C.
FIRST FED. REAL SAVINGS & LOAN ASSN. OF SOUTH CAROLINA
BOOK 1554 PAGE 437
BANKERSLEY R.M.C.

MORTGAGE

THIS MORTGAGE is made this 18 day of February, 1982, between the Mortgagor, Aron Garrison and Gracie B. Garrison, (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 Three Thousand and Two Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 18, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 3-1-84.....;

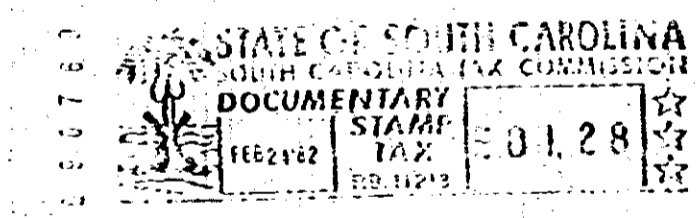
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 situate, lying and being in the County of Greenville, State of South Carolina, on the northern side of Cashmere Drive and being known and designated as Lot No. 55 of Pine Hill Village as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book "QQ", at page 168 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Cashmere Drive at the joint front corner of Lots No. 54 and 55 and running thence along said Drive N. 70-11 W. 70 feet to an iron pin, thence along the line of Lot No. 56 N. 10-49 E. 115 feet to an iron pin, thence N. 55-49 E. 58.3 feet to an iron pin, thence S. 50-20 E. 90.2 feet to an iron pin, thence along the line of Lot No. 54 S. 33-16 W. 133.8 feet to the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of Lanco, Inc. and recorded in the RMC Office for Greenville County on October 28, 1963 in Deed Book 734 at page 507.

This is a second mortgage and is junior in lien to that mortgage executed to Aron Garrison and Gracie B. Garrison which mortgage is recorded in RMC Office for Greenville County in Book 938 at Page 553



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which has the address of 140 Cashmere Drive, Greenville, South Carolina 29605
(Street) (City)

(State and Zip Code) (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 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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