

FILED
GREENVILLE CO. S. C.
MAR 30 3 28 PM '82
JOHN W. BANKERSLEY
R.M.C.

FIRST FEDERAL
SAVINGS & LOAN ASSN.
OF SOUTH CAROLINA

BOOK 1566 PAGE 810

MORTGAGE

THIS MORTGAGE is made this twelve day of March, 1982, between the Mortgagor, James H. McCarter and Patricia T. McCarter (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 six thousand dollars and no cents Dollars, which indebtedness is evidenced by Borrower's note dated March 12, 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 April 1, 1985.....;

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 lying in the State of South Carolina, County of Greenville, shown as lot 96 on plat of Berea Forest, Section 2, recorded in Plat Book 4N at pages 76 and 77 and having the following courses and distances:

Beginning at an iron pin on Berea Forest Circle, joint front corner of Lots 96 and 97 and running thence with the joint line of said lots, S. 60-15E. 130.0 feet to an iron pin, joint rear corner of said lots; thence along the rear line of Lots 96, S. 29-45W. 90 Feet to an iron pin, joint rear corner of Lots 96 and 95; thence with the joint line of said lots, N. 60-15 W. 130.0 feet to an iron pin, joint front corner of said lots on Berea Forest Circle; thence along Berea Forest Circle N. 29-45 E. 90 feet to the Beginning.

Being the same property conveyed by JHJ Corporation by deed recorded herewith. Deed Book 1083 at page 412 dated 7-19-78.

This is second mortgage and is junior in lien to that mortgage executed to James H. McCarter and Patricia T. McCarter which mortgage is recorded in the RMC Office for Greenville County in Book 1438 and page #582.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
MAY 32 1982
02.40
1979

which has the address of 313 Berea Forest Circle Greenville South Carolina,
(Street) (City)
29611 (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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