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GREENVILLE CO. S. C.

OCT 7 11 40 AM '82

DONNIE S. TANKERSLEY  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 1st day of October, 1982, between the Mortgagor, John D. and Peggy L. Park, (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 \$11,165.98 (Eleven thousand one hundred sixty-five and 98/100---) Dollars, which indebtedness is evidenced by Borrower's note dated October 1, 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 October 1, 1992.....;

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 and being in Paris Mountain Township, Greenville County and in the State of South Carolina and lying on the east side of the Davidson Road. Being a portion of the same land deeded to me by E. Bruce Lipscomb and is recorded in the RMC Office of Greenville County in Vol. 171 Page 37 this said lot of land is to be used solely for residential purpose; having the following metes and bounds and courses and distances.

BEGINNING on an iron pin in the Davidson Road on the Ray H. Gilreath corner, thence S 54.15 E. 248 ft. to an iron pin in the branch, thence S 45.00 W. 100 ft. with the branch as the line to an iron pin; thence N. 55- 28 W 204 ft. to an iron pin in the above said road thence with the center of said road N. 20.22 E. 106 ft. to an iron pin the beginning corner containing 0.52 acres.

This being the same property conveyed to the mortgagor by deed of J. L. Dawson and recorded in the RMC Office for Greenville County on January 31, 1956 in Daed Book 544 at page 265.

Also all that piece, parcel or tract of land in the County of Greenville, State of South Carolina, being shown as a 15-foot strip of land adjoining tract of land now owned by Grantees and being shown on plat thereof made by R. K. Campbell on July 20, 1963 and recorded in the RMC Office for Greenville County in Plat Book DDD at Page 204 and described as follows:

BEGINNING at a nail and cap in center of Davidson Road and running thence along line of property of Maud L. Dawson S. 55-24 E. 197.6 feet to an iron pin in branch; running thence with the branch as the line, N. 45-0 E. 15 feet; running thence along line of property now owned by Grantees, N. 55-28 W. 204 feet to center of Davidson Road; running thence along center of Davidson Road, S. 20-22 W. 15 feet to the beginning corner.

This being the same property conveyed to the mortgagor by deed of Maud L. Dawson and recorded in the RMC Office for Greenville County on September 10, 1963 in Deed 731 at Page 554.

This is a second mortgage and is Junior in Lien to that mortgage executed by John D. and Peggy L. Park, Jr. which mortgage is recorded in RMC office for Greenville County on 2/28/78 in Book 1424 at page 471. which has the address of Rt. 9, Davidson Road (Street) Greenville (City)

South Carolina 29609 (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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