

FILED
GREENVILLE
SEP 6 10 56 AM '83
DONNIE R. M. C.

First Federal of South Carolina
Post Office, Box 408
Greenville, South Carolina 29602

BOOK 1024 PAGE 223

MORTGAGE

THIS MORTGAGE is made this 12th day of August,
19 83, between the Mortgagor, Billy R. and Janie O. Brothers,
(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 \$7657.08 (Seven thousand six
hundred fifty-seven and 08/100-----) Dollars, which indebtedness is evidenced by Borrower's
note dated August 12, 1983, (herein "Note"), providing for monthly installments of principal
and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 30,
1991.....;

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. 104 of Northwood Hills, Section III,
as shown on plat thereof prepared by Piedmont Engineering Service November, 1960 and
recorded in the RMC office for Greenville County in Plat Book YY at Page 37, and having,
according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Covington Road at the joint front corner of Lots 103 and 104,
and running thence along Covington Road, N. 72-16 E. 50 feet; thence continuing along
Covington Road, S. 84-19 E. 50 feet; thence continuing along Covington Road, S. 57-47 E.
70 feet to the joint front corner of Lots No.s 104 and 105; thence along the joint line
of said lots S. 16-50 W. 205.8 feet to the joint rear corner of said lots; thence S. 89-
55 W. 100 feet to the joint rear corner of Lots nos. 103 and 104; thence along the joint
line of said lots N. 0-53 E. 219.7 feet to the beginning corner.

This being the same property conveyed to the mortgagor by deed of Harold E. Johnson and
recorded in the RMC Office for Greenville County on 10/12/64 in Deed Book 759 at Page
392.

This is a second mortgage and is Junior in Lien to that mortgage executed by Billy R.
and Jane O. Brothers which mortgage is recorded in RMC Office for Greenville County
on 10/12/64 in Book 974 at Page 573.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
STAMP
SEP 8 1983
\$ 00.04

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
STAMP
SEP 8 1983
\$ 03.04

which has the address of 205 Covington Road Greenville
(Street) (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 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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