

FILED
GREENVILLE CO. S.C.
JAN 26 3 32 PM '81
DONNIE S. TANKERSLEY
R.H.C.

First Federal Savings & Loan
Association of Greenville, South Carolina
P.O. Drawer 408
Greenville, South Carolina 29602

BOOK 80 PAGE 907
BOOK 1530 PAGE 912

MORTGAGE

THIS MORTGAGE is made this 20th day of January, 1981, between the Mortgagor, Brooks R. Prince, III, (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 \$10,000.00 Dollars, which indebtedness is evidenced by Borrower's note dated January 20, 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 Feb. 1, 1996.

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, on the northeastern side of Country Club Drive (formerly Park Drive), and being known and designated as Lot No. 118 on Plat of Second Revision of TRAXLER PARK prepared by R.E. Dalton, dated March 1923, recorded in the RMC Office for Greenville County, S.C. in Plat Book "F", at Pages 114-115, and having according to said Plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Country Club Drive at the joint front corner of Lots 118 and 119 and running thence along said Drive N. 44-18 W. 65 feet to an iron pin at the joint front corner of Lots Nos. 117 and 118; thence along the joint line of said Lots 117 and 118 N. 30-22 E. 294.5 feet to an iron pin; thence S. 36-53 E. 105 feet to an iron pin; thence along joint line of Lots Nos. 118 and 119 S. 37-27 W. 272.8 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Joey B. Langley dated August 1975, recorded in the RMC Office for Greenville County, S.C. in Deed Book 1530, Page 912, and subsequently this being the same property conveyed to the mortgagor by deed of Brooks R. Prince of her one half interest dated June 20, 1980 and recorded in Deed Book 1530, Page 912, Greenville County, S.C. in Deed Book 1128, at Page 269 dated August 12, 1976.
This mortgage is Junior in Lien to that mortgage executed by Brooks R. Prince, which mortgage is recorded in RMC Office for Greenville County, S.C. in Deed Book 1530, Page 912, at Page 269 dated August 12, 1976.

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STATE OF SOUTH CAROLINA
RECORDS AND DEEDS COMMISSION
DOCUMENTARY TAX
\$ 04.00
APR 29 1981

19 Country Club Drive, Greenville