

MORTGAGE

THIS MORTGAGE is made this 9th day of August, 1983, between the Mortgagor, Maurice N. Jackson and Martha S. Jackson, (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 Nineteen Thousand Eight Hundred Six Dollars and Thirty ~~Hundredths~~ Dollars, which indebtedness is evidenced by Borrower's note dated 9th August, 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 August 30, 1993

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 parcel or lot of land situated on the north side of Gravelly Road and the west side of a private road about one-half mile northward from the City of Greer, Chick Springs Township, Greenville County, South Carolina and being Lot No. 2 of Forest Hills according to survey and plat by J. O. Bruce, Registered Surveyor, dated October, 1955, recorded in Plat Book W, page 59, R. M. C. Office for Greenville County, and being the same property conveyed to the grantor herein by deed of violet H. Graham recorded in Deed Book 712, Page 433, R. M. C. Office for said County.

Also, all that other certain parcel or lot of land adjoining that above described and having the following courses and distances, to-wit: BEGINNING at a nail in the center of Gravelly Road, southeast corner of Lot No. 2, and runs thence along the line of said Lo, N. 6-00 E. 171.3 feet to an iron pin: thence N. 83-30 E. 9.5 feet to an iron pin on the west bank of a private road: Finley property: thence S. 53-56 E. 160.7 feet to a nail in the center of said Gravelly Road: thence along said road S. 73-30 W. 39.7 feet to the beginning corner.

Being the same property conveyed to Raymond F. Upton by deed of Joe N. Finley, Jr., et al., recorded in Deed Book 712, page 436, R. M. C. Office for said County.

This is a second mortgage and junior in lien to that mortgage executed by Maurice N. Jackson and Martha S. Jackson to Greer Federal Savings & Loan Association which mortgage is recorded in RMC Office of Greenville County in Book No. 1333 Page 578 date 4/28/77

which has the address of 100 American Legion Road Greer, S. C. 29651 (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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