

FILED
GREENVILLE CO. S.C.

SEP 22 3 36 PM '80

DONNIE S. TANNERSLE
R.M.C. **MORTGAGE**

THIS MORTGAGE is made this 19th day of September,
1980, between the Mortgagor, Karel Klokocnik and Jirina Klokocnik,
(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 Eleven thousand and
no/100 Dollars, which indebtedness is evidenced by Borrower's
note dated September 19, 1980, (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, 1990;

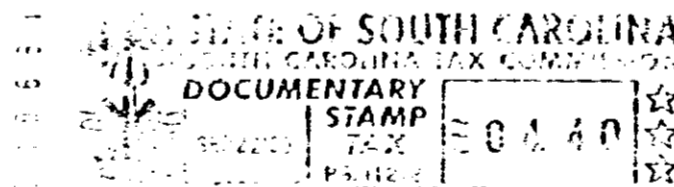
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest
thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect
the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein
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, near the City of Greenville, situate on the southwest
side of Richmond Drive, being shown as Lot No. 11 of Section 3 on plat of Richmond Hills,
recorded in the RMC Office for Greenville County, S.C., in Plat Book JJJ, Page 81, and
having according to said plat, the following metes and bounds, to wit:

Beginning at an iron pin on the southwest side of Richmond Drive at the joint front
corner of Lots 10 and 11 and runs thence along the line of Lot 10 S. 54-37 W. 165.9 feet
to an iron pin; thence along the line of Lots 25 and 26 N. 35-23 W. 90 feet to an
iron pin; thence along the line of Lots 12N. 54-37 E. 168 feet to an iron pin on the
southwest side of Richmond Drive; thence along Richmond Drive S. 34-11 E. 90 feet to
the beginning corner.

This being the same property conveyed to the mortgagor by deed of William G. Noonan
and recorded in the R.M.C. Office for Greenville County on October 15, 1974 in deed
book 1008 page 476.

This is second mortgage and is junior in lien to that mortgage executed by
Karel and Jirina Klokocnik which mortgage is recorded in R.M.C. Office for Greenville
County in Book 1325 page 22 dated October 15, 1974.



which has the address of 314 Richmond Drive, Greenville, S.C. 29609,
(Street) (City)

(State and Zip Code) (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.