

FILED
GREENVILLE CO. S.C.
JAN 3 2 04 PM '81
DONN W. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 23rd day of December,
1980, between the Mortgagor, Shirley G. Weathers,
(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 Ten Thousand Dollars &
No/100 (\$10,000.00) Dollars, which indebtedness is evidenced by Borrower's
note dated December 23, 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 _____
...January 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 containing 2 acres, more or less,
in Greenville County, State of South Carolina, being located on the Easterly
side of Billy Garrett Road and having, according to plat entitled "Property of
John E. Baskin", dated July 1971, prepared by C.O. Riddle, the following metes
and bounds, to wit:

BEGINNING at a point in center of Billy Garrett Road, which point is located S.
86-00 W., 23.16 feet from iron pin on the Easterly side of Billy Garrett Road
and running thence with the Southern and Southeasterly edge of proposed road
N. 86-00 E., 122.9 feet to an iron pin; thence N. 82-30 E., 50 feet to an iron
pin; thence N. 75-30 E., 50 feet to an iron pin; thence N. 68-30 E., 50 feet
to an iron pin; thence N. 61-30 E., 50 feet to an iron pin; thence N. 54-30 E.,
50 feet to an iron pin; thence leaving said proposed road and running S. 34-34
E., 54.8 feet to a point; thence along another tract conveyed this day to
mortgagor, S. 20-39 W., 396.7 feet to a point; thence along property of Dunn
N. 53-48 W., 328.7 feet to a point in center of Billy Garrett Road, passing
over iron pin 25 feet back on line; thence with the center of Billy Garrett Road,
N. 10-09 E., 125 feet to the beginning corner.

Jerry F. Weathers subsequently conveyed his interest in the above described
real estate to Shirley G. Weathers by deed of even date to be recorded herewith.

This being the same property conveyed to the mortgagor herein by deed of
John E. and Ruby H. Baskin, and recorded in the RMC Office for Greenville County,
on August 30, 1971, in Deed Book 923, and page 637.

This is a second mortgage and is junior in lien to that mortgage executed by
Jerry F. and Shirley G. Weathers, in favor of First Federal Savings and Loan,
which mortgage is recorded in RMC Office for Greenville County, in Book 1204,
and page 527.

which has the address of Route 3 Simpsonville
(Street) (City)
South Carolina 29681 (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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