

FILED  
GREENVILLE, S. C.  
MAY 11 3 43 PM '81  
JOHN S. TANNERSLEY  
R.M.C.

FIRST FEDERAL  
P. O. BOX 408  
GREENVILLE, S. C. 29602

200-1540-814

# MORTGAGE

THIS MORTGAGE is made this 4 day of May, 1981, between the Mortgagor, John A. Gall and Pamela A. Gall, (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 Five Thousand and no. 100 Dollars, which indebtedness is evidenced by Borrower's note dated May 4, 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 6-1-86.....;

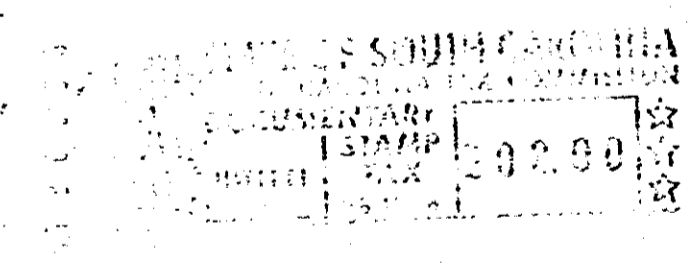
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 piece, parcel or lot of land situate, lying and being at the intersection of Trent Drive and Marlow Lane near the City of Greenville, in the County of Greenville State of South Carolina and being known and designated as Lot No. 145 of the Subdivision known as Avon Park, plat of which is recorded in the RMC Office for Greenville County in Plat Book KK at Page 71 and according to said plat has the following metes and bounds, to-wit:

Beginning at an iron pin on Marlow Lane at the joint front corner of Lots Nos. 145 and 146 and running thence S. 69-51W. 24.3 feet to an iron pin; thence running N. 83-08 W. 89 feet to an iron pin; thence continuing N. 55-53 W. 196.6 feet to an iron pin; thence running N. 69-51 E. 218.2 feet to an iron pin; thence running S. 20-09 E. 200 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of Jeffco Enterprise, Inc., and recorded in the RMC Office for Greenville County in Book 1105, at Page 63 and dated 6/19/79.

This is a second mortgage and is junior in lien to that mortgage executed to John A. Gall and Pamela A. Gall which mortgage is recorded in the RMC Office for Greenville County in Book 1470 at Page 653, on June 19, 1979.



which has the address of 3 Trent Drive, Taylors, South Carolina 29687,  
(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 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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