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H.M.C. WALKERSLEY

FIRST FEDERAL
SAVINGS & LOAN ASSN.
OF SOUTH CAROLINA

BOOK 1556 PAGE 796

MORTGAGE

THIS MORTGAGE is made this 27th day of October, 1981, between the Mortgagor, Rodney W. and Patricia S. Parrott, (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 Two Hundred Dollars, which indebtedness is evidenced by Borrower's note dated October 27, 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 November, 1984...

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:

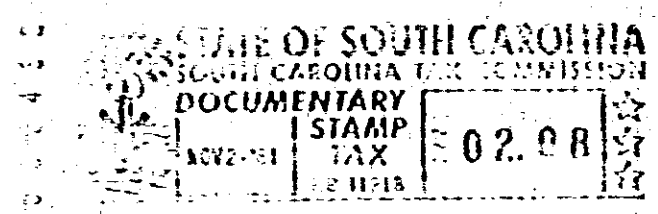
All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, near the town of Mauldin and being known and designated as Lot No. 2 of the Property of William R. Timmons, Jr., according to a plat of record of the R. M. C. Office of Greenville County in Plat Book BBB at page 15 and having the following metes and bounds, to wit:

Beginning at a point on the northeastern side of Bethel Drive at the joint front corner of Lots 1 and 2 and running thence N. 42-09 E. 175 feet to the joint rear corner of Lots 2 and 11, thence N. 47-51 W. 95 feet to a point at the joint rear corner of Lots 2 and 3; thence S 47-51 E. 95 feet to the point of the beginning.

Subject to existing right-of-ways and restrictions of record.

This being the same property conveyed to the mortgagor (s) herein by deed of Messiah Lutheran Church of Mauldin, and recorded in the RMC Office for Greenville County, on May 31, 1978, in Deed Book # 1080, and page # 165 and rerecorded on January 23, 1979 in Deed Book # 1095, and page # 878.

This is a second mortgage and is junior in lien to that mortgage executed by Rodney W. and Patricia S. Parrott, in favor of First Federal, which mortgage is recorded in the RMC Office for Greenville County, in Book #1433, and page # 753.



which has the address of 207 Bethel Road Mauldin,
(Street) (City)
South Carolina 29662 (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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