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MAR 30 3 28 PH '82 DONNER SLEY

R.H.C

FIRST FEDERAL SAVINGS & LOAN ASSN. OF SOUTH CAROLINA

300x 1566 FAGE 810

MORTGAGE

THIS MORTGAGE is made this 19 82, between the Mortgagor,	twelve			March		
	James H. I	McCarter and Patri	c <u>ia T.</u>	_McCarter		
	, (herei	n "Borrower"), and	the M	lortgagee,	First	Federa
Savings and Loan Association, a co	rporation org	anized and existing ur	ider the	laws of the	Unite	d States
of America, whose address is 301 C	ollege Street	, Green ville, South Ca	rolina (	nerein "Lei	naer").	į.

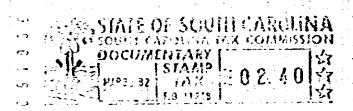
TO SECURE to Lender (a) the repayment of the inclebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 <u>Greenville</u>, State of South Carolina:

All that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as lot 96 on plat of Berea Forest, Section 2, recorded in Plat Book 4N at pages 76 and 77 and having the following courses and distances:

Beginning at an iron pin on Berea Forest Circle, joint front corner of Lots 96 and 97 and running thence with the joint line of said lots, S. 60-15E. 130.0 feet to an iron pin, joint rear corner of said lots; thence along the rear line of Lots 96, S. 29-45W. 90 Feet to an iron pin, joint rear corner of Lots 96 and 95; thence with the joint line of said lots, N. 60-15 W. 130.0 feet to an iron pin, joint front corner of said lots on Berea Forest Circle; thence along Berea Forest Circle N. 29-45 E. 90 feet to the beginning.

Being the same property conveyed by JHJ Corporation by deed recorded herewith. Deed Book 1083 at page 412 dated 7-19-78.

This is second mortgage and is junior in lien to that mortgage executed to James H. McCarter and Patricia T. McCarter which mortgage is recorded in the RMC Office for Greenville County in Book 1438 and page #582.



which has the address of 313 Berea Forest Circle Greenville South Carolina, (Street)

29611 (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.

SOUTH CAROLINA - 1 to 4 Family-6'75-FNNA/FHLNCUN I FORM INSTRUMENT (with amendment adding Para, 24)

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