

FILED
GREENVILLE CO. S. C.
APR 15 10 38 AM '82
DONNIE BANKERSLEY
R.M.C.

FIRST FEDERAL
SAVINGS & LOAN ASSN.
OF SOUTH CAROLINA

BOOK 1568 PAGE 13

MORTGAGE

THIS MORTGAGE is made this 12th day of April, 1982, between the Mortgagor, J. Ray Jackson and Marjorie D. Jackson, (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 \$7,000.00 (Seven Thousand) Dollars, which indebtedness is evidenced by Borrower's note dated April 12, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1st 1989;

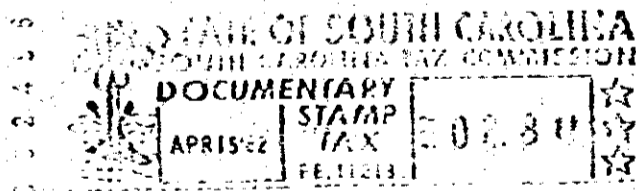
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 in the State of South Carolina, County of Greenville, situate at the southeastern corner of the intersection of Hiwassee Drive and Saponee Drive, in Paris Mountain Township, being shown and designated as Lot 56 on plat of Indian Hills, recorded in Plat Book QQ, Page 11, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Hiwassee Drive at joint front corner of Lots 55 and 56, and running thence with line of Lot 55, S. 24-54 E. 183.8 feet to pin in line of Lot 57; thence with line of Lot 57, S. 80-30 W. 160.3 feet to pin in Saponee Drive; thence with the eastern side of Saponee Drive, N. 9-30 W. 106.2 feet to pin; thence with the curve of the intersection of Saponee Drive and Hiwassee Drive, the chord of which is N. 27-48 E. 63.5 feet to pin on Hiwassee Drive; thence continuing with the southern side of Hiwassee Drive, N. 65-06 E. 75 feet to the point of beginning; being the same property conveyed to us by Wayne L. Rich and LeRoy Reeves by deed dated January 19, 1961 and recorded in the R.M.C. Office for Greenville County in Deed Vol. 666, at Page 494.

This being the same property conveyed to the mortgagor by deed of John T. and Mildred E. Barton and recorded in the RMC Office for Greenville County on September 28, 1962 in Deed Book 707 at Page 455.

This is a second mortgage and is Junior in Lien to that mortgage executed by J. Ray and Marjorie D. Jackson which mortgage is recorded in RMC Office for Greenville County on January 31, 1975 in Book 1332 at Page 439.



which has the address of 100 Hiwassee Drive, Greenville (City)
South Carolina 29609 (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.

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