

FILED
GREENVILLE CO. S. C.
OCT 2 4 07 PM '80
DONN E BANKERSLEY
R.M.C.

BOOK 1518 PAGE 833

MORTGAGE

29th September

THIS MORTGAGE is made this _____ day of _____, 1980, between the Mortgagor, Michael R. Hogan and James C. Hogan, (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 Twelve-Thousand Dollars and no/100 (12,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated _____, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on Oct. 1, 1995;

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, South Carolina, 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 the the State of South Carolina, County of

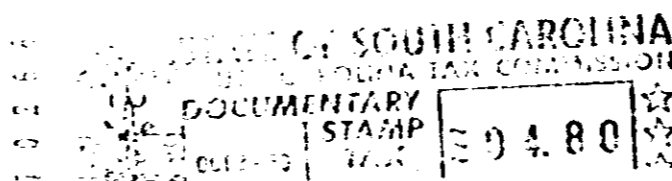
GREENVILLE, Chick Springs Township, on the south side of Sweetbriar Road, near the City of Greenville, shown as Lot 1 on a plat of Lake Forest Heights, Section II, recorded in the RMC Office for Greenville County in Plat Book KK at page 105, and having according to said plat the following metes and bounds description:

BEGINNING at an iron pin on the south side of Sweetbriar Road at the joint corner of Lot 2 and running thence with the line of said lot, S. 5-22 E., 180 feet to an iron pin; thence S. 84-52 W., 127.5 feet to an iron pin at the rear corner of property marked "Reserved by Owner"; thence with the line of said property, N. 9-20W., 127.5 feet to an iron pin on the south side of Sweetbriar Road; thence with the south side of said road, N. 84-38 E., 140 feet to the beginning corner.

Derivation: This being the same property conveyed to mortgagor by deed of Lender H. Dodgens, Dated July 14, 1978, recorded in the RMC Office for Greenville County, S. C., in Deed Book 1083 at page 262.

This is a 2nd mortgage and is Junior in Lien to that mortgage executed by Michael R. Hogan and James C. Hogan.

To First Federal Savings & Loan Association of Greenville, S. C., which is recorded in the R. M. C. Office for Greenville, County, Greenville, S. C. in Book # 1438 Page# 304 Dated 7-14-78.



which has the address of 100 Sweetbriar Road Greenville
South Carolina 29625 (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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