

FILED 30. S. C.
NOV 17 PM '80
GREENVILLE
SHERSLEY

P.O. Box 408
Greenville, SC 29602

BOOK 1525 PAGE 343

MORTGAGE

THIS MORTGAGE is made this 18th day of November, 1980, between the Mortgagor, Thomas C. Parker and Mary G. Parker, (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 Dollars & no/100' (5,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated Dec. 1, 1985, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on Dec. 1, 1985.....;

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, situate, lying and being in the State of South Carolina, County of Greenville being known and designated as Lot No. 4 of a subdivision entitled "Property of Rockwood Enterprises, Inc." as shown on plat thereof being recorded in Plat Book MM at Page 45 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of a County Road (also known as Goldfrey Road), joint front corner of Lots 3 and 4 and running thence with the joint line of said Lots N. 55-53 W. 290.9 feet to an iron pin; thence N. 65-23 E. 209.8 feet to an iron pin, joint rear corner of Lots 4 and 5; thence with the joint line of said lots S. 55-53 E. 270.3 feet to an iron pin on the northwestern side of a County Road; thence with said road S. 60-19 W. 200 feet to the point of beginning. Said Road according to said plat contains a net area of 1.16 acres.

This being the same property conveyed to the mortgagor herein by deed of Frances W. Burns, and recorded in the RMC Office for Greenville County, on April 30, 1959, in Deed Book 622, and page 519.

This is a second mortgage and is junior in lien to that mortgage executed to Thomas C. Parker and Mary G. Parker, which mortgage is recorded in RMC Office for Greenville County in Book 1413, and page 979.

which has the address of Rt. 1 Godfrey Road Simpsonville,
(Street) (City)
South Carolina 29681 (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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