

GREENVILLE, S.C.

MAR 19 5 55 AM '81

RENEGOTIABLE RATE

1535-611

LONG, BLACK & GASTON

T-3247

MORTGAGE

THIS MORTGAGE is made this 19th day of March, 1981, between the Mortgagor, David S. Jackson and Phyllis O. 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 Fifty Three Thousand Nine Hundred Fifty Dollars & no/Dollars, which indebtedness is evidenced by Borrower's note dated March 19, 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 April 1, 1981.....;

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 piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, on the southern side of Brushy Creek Ridge, being shown and designated as Lot No. 22 on plat of Brushy Creek Ridge, recorded in the RMC Office for Greenville County in Plat Book 7-C at Page 25, and according to a more recent survey entitled, "Property of David S. Jackson and Phyllis O. Jackson", by Freeland and Associates, dated March 18, 1981, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Brushy Creek Ridge, joint front corner of Lots Nos. 22 and 23. and running thence along the common line of said lots, S. 2-12 E. 209.4 feet to an iron pin; thence running N. 86-42 W. 89.9 feet to an iron pin, joint rear corner of Lots Nos. 21 and 22, thence running along the common line of said lots, N. 2-21 W. 201.9 feet to an iron pin on the southern side of Brushy Creek Ridge; thence along said Brushy Creek Ridge, N. 88-31 E. 90.0 feet to an iron pin, the point of beginning.

THIS is the same property conveyed to the mortgagor's herein by deed of W. N. Leslie, Inc, dated March 19, 1981, and recorded simultaneously herewith.

THE whitin Renegotiable Rate Mortgage is modified by the terms and conditions of the attached Renegotiable Rate Mortgage Rider which is attached hereto and made a part of this mortgage instrument.

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which has the address of Lot 22, Brushy Creek Ridge, Taylors, South Carolina 29687 (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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