

FILED
GREENVILLE CO. S. C.

MAR 31 4 21 PM '81

DONNIE S. TANKERSLEY
R.M.C.

FIRST FEDERAL
P. O. BOX 408
GREENVILLE, S. C. 29602

BOOK 1538 PAGE 758

MORTGAGE

THIS MORTGAGE is made this 27th day of March,
19 81, between the Mortgagor, Allen Drew and Mary S. Jones,
(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 \$5400.00
Dollars, which indebtedness is evidenced by Borrower's
note dated March 27, 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, 1986
.....;

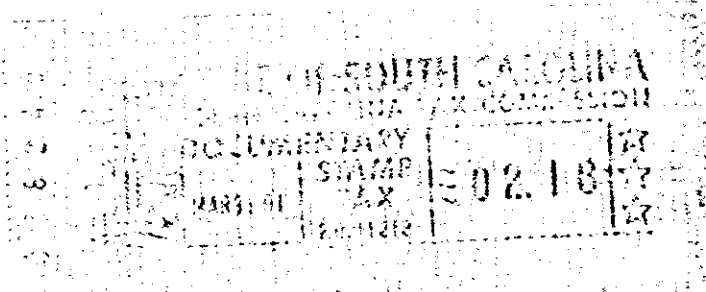
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest
thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect
the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein
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, or hereafter to be
constructed thereon, situate, lying and being in the State of South Carolina, County of
Greenville, being shown and designated as Lot Number 159 on plat of "Heritage Lakes Subdivision"
prepared by Heaner Engineering Co., Inc., as revised October 26, 1977, and recorded in Plat
Book 6-H at Page 17 of the RMC Office for Greenville County, and having according to said plat
the following metes and bounds to-wit:

BEGINNING at an iron pin on the eastern side of Andulusian Trail at the joint front corner of
lots 159- and 158 and running thence with the common line of said lots, N 82 06 55 E 188.00
feet to an iron pin at the joint rear corner of said lots and lots 163 and 164; thence turning
and running with the common rear lines of lots 159 and 163, S 02 48 00 E 127.17 feet to an iron
pin at the joint rear corner of lots 159 and 160; thence turning and running with the common
line of said lots, S 87-24-56 W 178.65 feet to an iron pin on the eastern side of Andulusian
Trail; thence turning and running along said Trail N 5 52 42 W 33.19 feet and continuing, N 7
53 5 W 77.00 feet to the point of beginning.

This being the same property conveyed to the mortgagor by deed of Academy Rental Company and
recorded in the RMC office for Greenville County on July 31, 1978 in Deed Book 1084 at Page 185.

This is second mortgage and is Junior in Lien to that mortgage executed by Allen Drew and Mary
S. Jones which mortgage is recorded in RMC office for Greenville County in Book 1439 at Page 677.



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which has the address of 106 Andulusian Trail, Simpsonville,
(Street) (City)
SC 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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