

RECORDED  
DEC 2 11 05 AM '81  
DONNIE W. HARRIS  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 1st day of December, 1981, between the Mortgagor, Jeri J. Ledgerwood, now Jeri J. Boyer, (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").

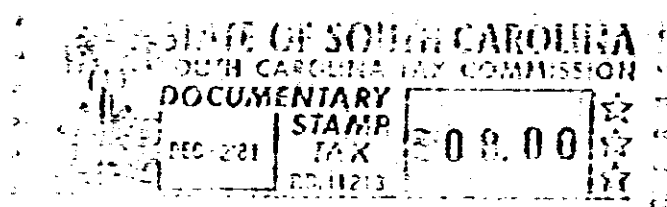
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Thousand and no/100 ----- Dollars, which indebtedness is evidenced by Borrower's note dated December, 1981, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December, 1991 or as set out in note of even date

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 lying in the State of South Carolina, County of Greenville, designated as Unit 1B Briarcreek Condominium Horizontal Property Regime and being more particularly described in the Master Deed recorded in Deed Book 956 at page 99.

Being the same property conveyed by Margaret S. Horner by deed recorded September 27, 1976, in Deed Book 1043 at page 497.

The within mortgage is junior in lien to the mortgage to Fidelity Federal, now American Federal, which is recorded in Mortgage Book 1378 at page 692 on September 27, 1976 in the original amount of \$28,000.00.



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which has the address of Unit 1B Briarcreek Condominiums, Greenville, S.G. 29615 (herein "Property Address");  
(Street) (City) (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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