

FFS S.C.
PP '82
RSLEY

First Federal of South Carolina
Post Office Box 408
Greenville, South Carolina 29602
MORTGAGE

BOOK 1589 PAGE 172

0172

THIS MORTGAGE is made this 13th day of December, 1982, between the Mortgagor, Larry E. Poole and Charlotte M. Poole, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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 \$4213.00 (Four thousand two hundred thirteen and 00/100-----) Dollars, which indebtedness is evidenced by Borrower's note dated December 13, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 1987.....;

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, shown as Lot 107 on plat of Berea Forest, Section 2, recorded in Plat Book 4N at pages 76 and 77 and having the following courses and distances:

BEGINNING at an iron pin on Berea Forest Circle, joint front corner of Lots 107 and 108 and running thence with the joint line of said lots, S 60-15 E. 130.0 feet to an iron pin, joint rear corner of said lots; thence along the rear line of Lot 107, N. 29-45 E. 90 feet to an iron pin; thence along the joint line of Lots 106 and 107; N. 60-15 W. 130 feet to an iron pin on Berea Forest Circle; thence along the Circle, S. 29-45 W. 90 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagor by deed of JHJ Corporation and recorded in the RMC Office for Greenville County on October 13, 1978 in Deed Book 1089 at Page 826.

This is a second mortgage and is Junior in Lien to that mortgage executed by Larry E. and Charlotte M. Poole to First Federal of South Carolina which mortgage is recorded in the RMC Office for Greenville County on October 13, 1978 in book 1447 at page 80.

301
2
DE 16 82
235
4 OCT

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
DOCUMENTARY TAX STAMP
DEC 15 1982
PB 11213
01.72

which has the address of 314 Berea Forest Circle Greenville,
(Street) (City)
South Carolina 29611 (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.

4328-RV-2