



MORTGAGE BOOK 1505 PAGE 656

THIS MORTGAGE is made this 16th day of June 1980, between the Mortgagor, Richard L. Tucker & Catherine B. Tucker

(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 \$19,500.00 Dollars, which indebtedness is evidenced by Borrower's note dated June 16, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1990;

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 on the Northeastern side of Applejack Lane in the County of Greenville, State of South Carolina, being known and designated as Lot No. 193 as shown on a plat entitled "Pebble Creek, Phase I", prepared by Enwright Associates, dated September 17, 1973, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5-D at page 2 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Northeastern side of Applejack Lane at the joint front corner of Lots Nos. 193 and 194 and running thence with the line of Lot No. 194 N. 79-12 E. 151.11 feet to an iron pin in the line of Fairway No. 16 of Pebble Creek Golf Course; thence with the line of said Fairway No. 16 of Pebble Creek Golf Course N. 10-24 W. 98.24 feet to an iron pin in the line of a 50 foot water right of way; thence with the edge of said right of way N. 38-35 W. 40.46 feet to an iron pin at the joint rear corner of Lots Nos. 192 and 193; thence with the line of Lot No. 192 S. 66-55 W. 152.02 feet to an iron pin on the Northeastern side of Applejack Lane, thence with the curve of the Northeastern side of Applejack Lane, the chords of which are as follows: S. 25-30 E. 50 feet to an iron pin, thence S. 14-52 E. 58.52 feet to the point of beginning.

The wording for the derivation clause to the deed is as follows:
This being the same property conveyed to the mortgagor herein by deed of First Federal Savings & Loan Association of Greenville, South Carolina and recorded in the RMC office for Greenville County on May 24, 1978 in Deed Book #1079 and page #847.

This is second mortgage and is junior in lien to that mortgage executed to Richard L. Tucker and Catherine B. Tucker which mortgage is recorded in RMC office for Greenville County in Book #1433 and page #229.

which has the address of 10 Applejack Lane Taylors
(Street) (City)
South Carolina 29687 (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.

301 COLLEGE ST
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