

FILED  
GREENVILLE CO. S. C.  
AUG 14 3 14 PM '80  
BONNIE S. TANKERSLEY  
R.M.C.

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

BOOK 1511 PAGE 89

## MORTGAGE

THIS MORTGAGE is made this 8th day of August,  
1980, between the Mortgagor, Clarence O. & Betty J. Freeman  
(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 (\$15,000.00)  
Fifteen thousand and 00/100 Dollars, which indebtedness is evidenced by Borrower's  
note dated August 8, 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 September 1,  
1995.....;

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 situate, lying and being in the State  
of South Carolina, County of Greenville, being shown and designated as 25 acres  
according to plat of Thomas J. Brown as prepared by C.O. Riddle, RLS, dated February,  
1971 less 5 acres, more or less, according to plat of Brenda Cox Brown as prepared  
by C.O. Riddle, RLS dated October 19, 1979 and recorded in the RMC Office for  
Greenville County in Plat Book 7-R, Page 92 and having according to the two plats,  
the following metes and bounds, to-wit:

BEGINNING at an iron pin on a county road and running thence with said road N. 82-43  
W., 100 feet to an iron pin; thence continuing with said road N. 72-45 W., 100 feet  
to an iron pin; thence still with said road N. 60-10 W., 758 feet to an iron pin;  
thence still with said road N. 43-25 W., 25 feet to an iron pin; thence N. 36-25 E.,  
1242.6 feet to a point in Gilder Creek; thence with Gilder Creek as the line the  
meanderings as follows: S. 62-01 E., 49.45 feet to a point; thence S. 33-06 E., 79.4  
feet to a point; thence S. 18-13 W., 115.6 feet to a point; thence S. 30-07 E., 64.6  
feet to a point; thence S. 76-49 E., 134.8 feet to a point; thence S. 20-27 E., 125.4  
feet to a point; thence S. 53-26 E., 193.6 feet to a point; thence S. 7-25 E., 61.0  
feet to a point; thence S. 65-02 E., 65 feet to a point; thence leaving said Gilder  
Creek S. 29-12 W., 711.2 feet to an iron pin; thence S. 0-26 W., 208 feet to an iron  
pin, the point of beginning.

This is the identical property conveyed to the mortgagor by deed of Brenda A. Brown  
a/k/a Brenda Cox Brown to be recorded on even date herewith.

This being the same property conveyed to the mortgagor herein by deed of Brenda A.  
Brown a/k/a Brenda Cox Brown and recorded in the RMC office for Greenville County  
on October 22, 1979 in Deed Book 1114 and page 5.

This is a second mortgage and is junior in lien to that mortgage executed to Clarence  
O. Freeman which mortgage is recorded in RMC office for Greenville County in Book 1485  
and page 231.

which has the address of Rt. 5, Brown Drive Simpsonville  
(Street) (City)  
S.C. 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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