

FILED
GREENVILLE CO. S. C.

AUG 15 2 38 PM '80

DONNIE S. TANKERSLEY
R.M.C.

BOOK 1511 PAGE 259

MORTGAGE

THIS MORTGAGE is made this 15 th day of August,
1980, between the Mortgagor, R. D. Mitchell and Barbara Z. Mitchell
(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 Thirty Thousand and
No/100 (\$30,000.00) Dollars, which indebtedness is evidenced by Borrower's
note dated _____, (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 known and designated as Lot No. 42
of a subdivision known as Pebble Creek, Phase I as shown on plat thereof prepared
by Erwright Associates, Engineers, dated October 1973, and recorded in the RMC
Office for Greenville County in Plat Book 5-D, Pages 1-5, and having according to
said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northeast side of Sassafras Drive, joint front corner
of Lots 41 and 42 and running thence with the joint line of said Lots N. 54-31 E.
149.73 feet to an iron pin at the corner of Lot 52; thence with the line of Lot
52 N. 26-23 W. 123.36 feet to an iron pin, joint rear corner of Lots 42 and 43;
thence with the joint line of said Lots S 52-00 W. 186.48 feet to an iron pin on
Sassafras Drive; thence with Sassafras Drive S. 43-59 E. 115 feet to the beginning
corner.

This being the same property conveyed to the Mortgagor by deed of Jack E. Shaw
Builders, Inc., dated November 30, 1976 and recorded in the RMC Office for Green-
ville County in Deed Book 1047 at Page 7 on November 30, 1976.

This mortgage being second and junior in lien to that certain mortgage in favor of
First Federal Savings and Loan Association in the original amount of Forty-Seven
Thousand Two Hundred and No/100 (\$47,200.00) Dollars. Said mortgage being
recorded in the RMC Office for Greenville County in Mortgage Book 1348 at Page 591.

which has the address of 307 Sassafras Drive, Taylors, South Carolina
(Street) (City)
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.