

FILED
GREENVILLE CO. S.C.
JAN 26 3 32 PM '81
DONNIE S. TANKERSLEY
R.M.C.

First Federal Savings & Loan
Association of Greenville, South Carolina
P.O. Drawer 408
Greenville, South Carolina 29602

BOOK 1530 PAGE 912

MORTGAGE

THIS MORTGAGE is made this 20th day of January,
1981, between the Mortgagor, Brooks R. Prince, III,
(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 \$10,000.00
Dollars, which indebtedness is evidenced by Borrower's
note dated January 20, 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 Feb. 1, 1996.

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, with all improvements thereon, or
hereafter to be constructed thereon, situate, lying and being in the State of South
Carolina, County of Greenville, on the northeastern side of Country Club Drive (formerly
Park Drive), and being known and designated as Lot No. 118 on Plat of Second Revision of
TRAXLER PARK prepared by R.E. Dalton, dated March 1923, recorded in the RMC Office for
Greenville County, S.C. in Plat Book "F", at Pages 114-115, and having according to said
Plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Country Club Drive at the joint front
corner of Lots 118 and 119 and running thence along said Drive N.44-18 W. 65 feet to an
iron pin at the joint front corner of Lots Nos. 117 and 118; thence along the joint line
of said Lots 117 and 118 N. 30-22 E. 294.5 feet to an iron pin; thence S. 36-53 E. 105 feet
to an iron pin; thence along joint line of Lots Nos. 118 and 119 S. 37-27 W. 272.8 feet to
the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Joey B.
Langley dated July 1, 1975, recorded in the RMC Office for Greenville County, S.C. in
Deed Book 1020, at Page 658. Subsequently this being the same property conveyed to the
mortgagor by deed of Angela F. Prince of her one half interest dated June 20, 1980 and
recorded in the RMC Office for Greenville County on June 26, 1980 in Deed Book 1128,
at Page 177.

This is Second Mortgage and Junior in Lien to that mortgage executed by Brooks R.
Prince, III and Angela F. Prince, which mortgage is recorded in RMC Office for Greenville
County in Deed Book 1375, at Page 269 dated August 12, 1976.

which has the address of 19 Country Club Drive, Greenville,
(Street) (City)
South Carolina 29605. (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.

SOUTH CAROLINA — 1 to 4 Family—6-75-FNMA/FRLMC UNIFORM INSTRUMENT (with amendment adding Para. 21)

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