

FILED  
GREENVILLE CO. S.C.

JAN 28 2 59 PM '81

DONNIE S. TANKERSLEY  
R.M.C.

First Federal Savings & Loan  
P.O. Box 408  
Greenville, S.C. 29602

BOOK 1531 PAGE 144

### MORTGAGE

THIS MORTGAGE is made this 27th day of January,  
1981, between the Mortgagor, D.L. Dockery & JoAnn V. Dockery,  
(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 Four thousand and  
no/100 Dollars, which indebtedness is evidenced by Borrower's  
note dated January 27, 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,  
.....1985.....;

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, in Chicks  
Springs Township being shown as Lot No. 20 on a Plat of Cole Acres made  
by Madison H. Woodward dated May, 1946 and being recorded in the RMC  
Office for Greenville County in Plat Book P, page 73 and being more  
particularly described thereon, to-wit:

BEGINNING at an iron pin on the eastern side of an unnamed street at  
the joint front corner of Lots 20 and 21; thence with the common line  
of said lots, S. 78-00 E. 222.8 feet to an iron pin; thence N. 30-00 E.  
79.2 feet to an iron pin at the rear corner of Lot 19; thence with the  
rear line of Lots 19, 18 and 17, N. 78-00 W., 249.4 feet to an iron pin  
on the eastern side of said unnamed street; thence with the eastern side  
of said unnamed street, S. 10-46 W., 75.1 feet to the point of beginning.

This being the same property conveyed to the mortgagors by deed of Flora  
L. Dockery, dated February 25, 1971, recorded February 26, 1971 in deed  
book 909, page 450.

This is a second mortgage and is junior in lien to that mortgage executed  
by D.L. Dockery & JoAnn V. Dockery to First Federal Savings & Loan Assoc.  
dated April 4, 1973, recorded in Vol. 1271, page 655 on April 5, 1973.

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which has the address of 20 Edgewater Lane Greenville,  
(Street) (City)  
South Carolina 29607 (herein "Property Address");  
(State and Zip Code)

713 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."

4.0001 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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