

FILED  
GREENVILLE CO. S.C.  
MAR 10 1 20 PM '81  
DONNA E. BANKERSLEY  
R.M.C.

### MORTGAGE

THIS MORTGAGE is made this 27th day of February,  
1981, between the Mortgagor, Jerry R. and Jane R. Hightower,  
(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 Three Thousand Dollars  
and no/100 (\$3,000.00)----- Dollars, which indebtedness is evidenced by Borrower's  
note dated February 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  
March 1, 1986....;

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 tract of land lying in the State of South Carolina,  
County of Greenville, near the Town of Simpsonville, being known and designated  
as Lot 8 on a Plat of Eastview Heights, recorded in Plat Book KWW, at Pages 126  
and 127, R.M.C. Office for Greenville County, and having, according to said  
Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Eastview Drive, joint front  
corner of Lots 8 and 9 and running thence with the line of Lot 9, N. 13-17 E.  
161.5 feet to an iron pin; thence S. 78-15 W. 140 feet to an iron pin; thence  
S. 79-42 W. 26.6 feet to an iron pin at the joint rear corner of Lots 7 and 8;  
thence with the line of Lot 7 S. 10-58 E. 145.6 feet to an iron pin on the  
northerly edge of Eastview Drive; thence N. 79-02 E. 100 feet to the point of  
beginning.

This being the same property conveyed to the mortgagors herein by deed of  
Sylvia C. George and Kenneth Hoffman, Jr., and recorded in the R.M.C. Office  
for Greenville County on February 5, 1979, in Deed Book 1096 and Page 536.

This is a second mortgage and is junior in lien to that mortgage executed by  
Jerry R. Hightower and Jane R. Hightower, in favor of Bankers Life Company, which  
mortgage is recorded in RMC Office for Greenville County, in Book 1456 and  
page 798.

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which has the address of 111 Eastview Circle Simpsonville,  
(Street) (City)  
South Carolina 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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