

FILED
GR: S.C.

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MORTGAGE

DONN... ANBERSLEY
R.M.C.

THIS MORTGAGE is made this 13th day of May, 1981, between the Mortgagor, James D. and Linda E. Griffith, (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 Twenty Thousand and No/100 (~~(\$20,000.00)~~) Dollars, which indebtedness is evidenced by Borrower's note dated May 13, 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 June 1, 1996.....;

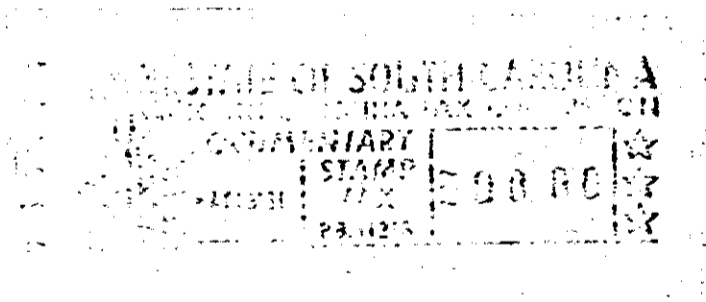
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 piece, parcel or lot of land in the county of Greenville, state of South Carolina, being known as Lot No. 32 Brookside Subdivision, Section II, on plat made by C. O. Riddle, R.L.S., June 14, 1973 recorded in Plat Book 5-A, at Page 68 of the RMC Office for Greenville County, S.C., and having according to said plat the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the northerly side of Brooks Drive, joint front corner of Lots Nos. 32 and 33; thence with the northerly side of said street S. 55-47 W. 95 feet to an iron pin; thence N. 79-13 W. 35.35 feet to an iron pin; thence N. 34-13 W. 103 feet to an iron pin; thence N. 38-09 W. 32.08 feet to an iron pin; thence N. 55-47 E. 122.2 feet to an iron pin; thence S. 34-13 E. 160 feet to the beginning corner.

This being the same property conveyed to the mortgagors by deed of Donald E. Baltz, Inc. recorded on October 17, 1974 in the RMC Office for Greenville County in Deed Book 1008, at Page 644.

This is a second mortgage and is junior in lien to that mortgage executed to First Federal Savings and Loan Association of Greenville, S. C. which mortgage is recorded in the RMC Office for Greenville County in Mortgage Book 1434, at Page 134.



which has the address of Lot 32, 506 Brooks Rd., Mauldin
(Street) (City)
South Carolina (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 seized 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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