

RECORDED
SOUTH CAROLINA
JUNE 15 1981
1543 166
MORTGAGE

THIS MORTGAGE is made this 4th day of June, 1981, between the Mortgagor, Robert W. Jordan and Pamela P. Jordan, (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 Fifty-Five Thousand and no/100--(\$55,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June, 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 July 1, 2009.....;

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 situate, lying and being on the northern side of Plantation Drive and near the terminus of Gleneagles Court, in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 8, on a plat entitled "Property of Holly Tree Plantation, Phase III, Section I, Sheet I", prepared by Piedmont Engineers, dated September 1, 1978, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 6H, at page 74, also being shown on a more recent plat entitled "Property of Robert W. Jordan and Pamela P. Jordan", prepared by Freeland & Associates, dated May 25, 1981, and having according to said last mentioned plat, the following metes and bounds:

BEGINNING at an iron pin at the terminus of Gleneagles Court, at the joint front corner of Lots Nos. 7 and 8, and running thence with the joint line of said lots N. 67-32 E., 183.75 feet to an iron pin; thence S. 41-25 E 40.00 feet to an iron pin at the joint rear corner of Lots Nos. 8 and 9; thence with the common line of Lots Nos. 8 and 9 S. 39-17 W. 208.25 feet to an iron pin on the northern side of Plantation Drive; thence with the northern side of Plantation Drive the following courses and distances: N. 65-55 W. 32.0 feet to an iron pin, thence N. 77-07 W. 53.0 feet to an iron pin, and thence N. 25-49 W. 40.49 feet to an iron pin on the eastern side of Gleneagles Court; running thence with the curve of the eastern side of Gleneagles Court, the chord of which is as follows: N. 58-15 E. 25.0 feet to an iron pin, thence N. 30-16 E. 25.0 feet to an iron pin, and thence N. 0-46 E. 25.0 feet to an iron pin at the terminus of Gleneagles Court, the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Robert A. Takacs and Ruth A. Takacs, dated May 26, 1981, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1149, at page 526, on June 8, 1981

which has the address of 901 Plantation Drive Simpsonville,
(Street) (City)
S. C. 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.