

REC'D - C.S.C.  
JUL 1 11 01 AM '81  
SUNNERSLEY

P.O. Box 408  
Greenville, SC 29602

200: 1543 PAGE 890

# MORTGAGE

THIS MORTGAGE is made this 8th day of June, 1981, between the Mortgagor, Robert L. Gall and Penny P. Gall, (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 Five Thousand Dollars and no/100 (\$5,000.00)-----Dollars, which indebtedness is evidenced by Borrower's note dated \_\_\_\_\_, (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, 1986.....;

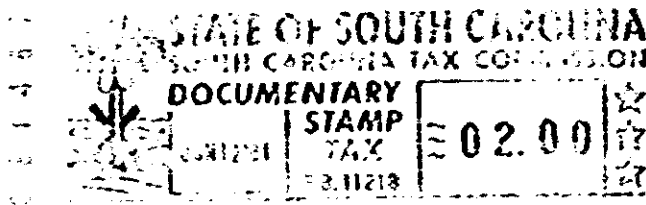
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 lot of land, situate, lying and being on the southern side of the intersection of Green Road and Cannon Circle, known and designated as Lot No. 41, Pine Brook Forest on plat prepared by Robert R. Spearman, dated March 15, 1972 and recorded in the RMC Office for Greenville County in Plat Book 4-X, at Pages 48 and 49, and, having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Green Road, joint front corner of Lots Nos. 40 and 41 and running S. 52-57 E. 160 feet to an iron pin; thence N. 32-20 E. 80 feet to an iron pin; thence N. 22-55 E. 125 feet to an iron pin on the Southern side of Cannon Circle; thence with Cannon Circle N. 83-33 W. 131 feet to an iron pin on the southern side of the intersection of Green Road and Cannon Circle; thence with said intersection, the chord of which is S. 54-27 W. 35 feet to an iron pin on the eastern side of Green Road; thence with Green Road S. 37-03 W. 101 feet to the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of Waldrop Builders, Inc., and recorded in the RMC Office for Greenville County, on January 28, 1977, in Deed Book 1050, and Page 261.

This is a second mortgage and is junior in lien to that mortgage executed by Waldrop Builders, Inc., in favor of Greer Federal Savings and Loan, which mortgage is recorded in the RMC Office for Greenville County, in Book 1370, and Page 922.



which has the address of Rt. 14 Griffin Road Greenville,  
(Street) (City)  
South Carolina 29607 (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.

SOUTH CAROLINA — 1 to 4 Family—6/75—FNMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Para. 24)

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