

FILED
GREENVILLE CO. S. C.

AUG 13 2 09 PM '81

SONNIE CAMPBELL
R.M.C.

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GREENVILLE, S. C. 29601

BOOK 1549 PAGE 817

MORTGAGE

THIS MORTGAGE is made this 12th day of August, 1981, between the Mortgagor, Jerry F. & Barbara S. Brockman, (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 \$2953.54 Dollars, which indebtedness is evidenced by Borrower's note dated August 12, 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 September 1, 1984;

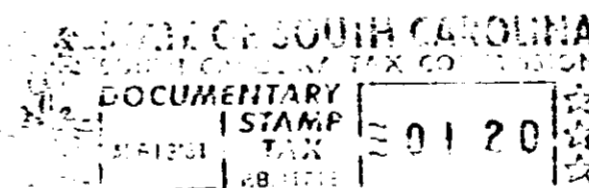
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 the City of Mauldin, on the western side of Ashmore Bridge Road, being known and designated as lot no. 38 as shown on plat entitled Bishop Heights, Mauldin, dated January, 1966, prepared by Ethan C. Allen, R.L.S., and recorded in the R,C office for Greenville County, in plat book BBB at page 171, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Ashmore Bridge Road at the joint front corner of lots nos. 38 and 39 and running thence with the common line of said lots, N. 78-03 W. 200 feet to an iron pin; thence N. 11-47 E. 125 feet to an iron pin at the joint rear corner of lots nos. 37 and 38; thence with the common line of said lots, S. 78-03 E. 200 feet to an iron pin on the western side of Ashmore Bridge Road; thence with the western side of said road, S. 11-47 W. 125 feet to the point of beginning.

This being the same property conveyed to the mortgagor by deed of Ralph H. & Marlene H. Peden and recorded in the RMC office for Greenville county on April 27, 1973 in Deed book 973 at page 328.

This is a second mortgage and is Junior in Lien to that mortgage executed by Jerry F. & Barbara S. Brockman which mortgage is recorded in RMC office for Greenville County in book 1273 at page 813 and recorded on April 27, 1973.



which has the address of 212 Ashmore Bridge Road Mauldin,
(Street) (City)
SC 29662 (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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