

GREER, S.C.
AUG 14 3 50 PM '81
DONNIE S. JANKERSLEY
R.M.C.

MORTGAGE

Mail to: 1549 919
Family Federal Savings & Loan Assn.
Drawer L.
Greer, S.C. 29651

THIS MORTGAGE is made this 13th day of August 19.81, between the Mortgagor, James E. Prekert and Donna L. Prekert (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 713 Wade Hampton Blvd. Greer, South Carolina (herein "Lender").

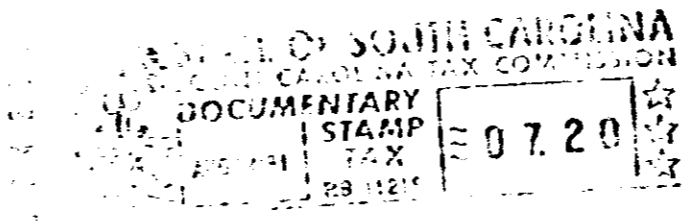
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventeen Thousand Nine Hundred Fifty-Three and 58/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 13, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2000;

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 situate, lying and being in Chick Springs Township, County of Greenville, State of South Carolina, on the eastern side of Pelham Street, having the following metes and bounds, to-wit:

BEGINNING on a stake on the eastern side of Pelham Street at the intersection of Pelham Street with Carey Avenue and running thence along the northern edge of Carey Avenue, S.55-04 E. 170 feet to a turn; thence continuing with the northern side of said Carey Avenue, S.59-04 E. 110 feet to a stake, corner of Lot 6-F; thence N.35-00 E. 212 feet to a stake on line or corner of Lot 6-F; thence N.55-04 W. 280 feet to a stake on the eastern side of Pelham Street; thence therewith S.14-56 W. 218.2 feet to the beginning corner.

THIS is the same property as that conveyed to the Mortgagors herein by deed from W. Frank Carlton and Rebecca Ann Carlton recorded in the RMC Office for Greenville County of even date herewith.



which has the address of 219 Pelham Street Greer, South Carolina 29651 (herein "Property Address");

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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