

GREENVILLE S.C.
Dec 3 3 28 PM '81
DONN... HERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 27th day of November, 1981, between the Mortgagor, Ethel I. Brooks, (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 \$7250.00 (Seven thousand two hundred fifty and 00/100-----) Dollars, which indebtedness is evidenced by Borrower's note dated November 27, 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 December 1, 1988.....;

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 Chick Springs Township, being known and designated as Lot 18, Block C, on a plat of Pinehurst Subdivision made by Dalton & Neves, Engineers, recorded in the RMC office for Greenville County, SC, in Plat Book S, at Page 77, November 3, 1948, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Pinehurst Drive at the joint front corner of Lots 17 and 18 and running thence with the common line of said lots N. 62-23 E 133 feet to an iron pin; thence S 25-58 E 60 feet to an iron pin at the joint rear corner of lots 18 and 19; thence with the common line of said lots S 62-23 W 132.2 feet to an iron pin on Pinehurst Drive; thence with the edge of the right of way of said drive N 26-48 W 60 feet to the point of beginning.

This being the same property conveyed to the mortgagor by deed of Ronald W. and Betty Lou Menges and recorded in the RMC office for Greenville County on March 7, 1978 in Deed Book 1074 at page 875.

This is a second mortgage and is Junior in Lien to that mortgage executed by Ethel I. Brooks to First Federal of South Carolina which mortgage is recorded in the RMC office for Greenville county in book 1425 at page 188 and recorded on March 7, 1978.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
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which has the address of 25 Pinehurst Drive Taylors,
(Street) (City)
SC 29687 (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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