



SECOND MORTGAGE

BOOK 1565 PAGE 871

THIS MORTGAGE is made this 2nd day of March 1982, between the Mortgagor, Jon C. Worrell and Janet O. Worrell (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Two Thousand Nine Hundred fifty seven and 04/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 2nd, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1985.

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 those pieces, parcels or lots of land in the County of Greenville, State of South Carolina, situate, lying and being on the Western side of Brewster Drive and being known and designated as Lots No. 56 and 58 on a plat of Pine Brook Development plat of which is recorded in the RMC Office for Greenville County in Plat Book Z at Page 148, and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances easements, and rights-of-way appearing on the property and/or of record.

This is the same property as that conveyed to the Grantors herein by deed recorded in the RMC Office for Greenville County in Deed Book 766 at Page 354.

This is the same property conveyed by deed of Kathryn K. Eastman unto Jon C. and Janet O. Worrell by deed dated June 5, 1972 recorded June 7, 1972 in Volume 945 at page 575.

which has the address of #9 Brewster Drive, Taylors, S.C. 29687 (Street) (City) (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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