

FILED
MAY 1 3 34 PM '82
GREENVILLE S.C.
SHERSLEY

FIRST FEDERAL OF SOUTH CAROLINA
P. O. Box 408
Greenville, S. C. 29602

BOOK 1569 PAGE 669

MORTGAGE

THIS MORTGAGE is made this 29th day of April,
1982, between the Mortgagor, J. Alton Yeargin,
(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 Fourteen Thousand
(\$14,000.00) 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 _____
May 1, 1997.....;

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, South Carolina, State of South Carolina:

All that 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, being known and designated as Lot No. 16 as shown on a plat
of property of A. M. Bridges prepared by Jones Engineering Service dated November 17, 1970,
and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the western side of Angie Lane at the joint front corner
of Lots Nos. 15 and 16, and running thence with the joint line of said lots, N. 73-00
W. 350 feet to an iron pin; thence with the rear line of Lot No. 16 N. 17-00 E., 200
feet to an iron pin at the joint rear corner of Lots Nos. 16 and 17; thence with the
joint line of said lots, S. 73-00 E. 350 feet to an iron pin on the western side of
Angie Lane, joint corner of Lots 16 and 17; thence with the western side of Angie Lane,
S. 17-00 W., 200 feet to the point of beginning.

The above Lot No. 16 is shown on Plat of Woodruff Road Heights recorded in Plat Book
4-G at Page 159.

This being the same property conveyed to the mortgagor by deed dated 12-22-71,
from A. M. Bridges, recorded 12-23-71 in Deed Book 932, Page 327.



This mortgage is junior in lien to that mortgage executed by J. Alton Yeargin to
First Federal Savings and Loan Association dated December 22, 1971, recorded
December 23, 1971 in Book 1217 on Page 355.

SC70
--- 1 MY 7 82 298
4.0001

which has the address of Lot 16, Angie Lane, Simpsonville, S. C. 29681,
(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.

1569

4328 RV-2