

Mortgagee's Address: 301 College Street, Greenville, South Carolina

FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF SOUTH CAROLINA

BOOK 1577 PAGE 832

AUG 10 '82

MORTGAGE

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THIS MORTGAGE is made this 10th day of August, 1982, between the Mortgagor, Michael E. and Claudia T. McCall

(herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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 \$8000.00 (Eight Thousand and 00/100) Dollars, which indebtedness is evidenced by Borrower's note dated August 10, 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 September 1, 1986;

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 piece, parcel or lot of land in the City of Greenville, County of Greenville, State of South Carolina, situate, lying and being on Brentwood Drive (formerly Mitchell Avenue) and being known and designated as Lot No. 22, Section G on a plat being shown as a revision of a portion of Croftstone Acres recorded in the RMC Office for Greenville County in Plat Book Y at Page 91, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Brentwood Drive, joint front corner of Lots 21 and 22 and running thence along the joint line of said lots, N 40-30 W. 149 feet to an iron pin on the rear line of Lot 20; thence along the rear lines of Lots 20 and 19, N 40-10 E. 138.9 feet to an iron pin, joint rear corner of Lots 19 and 17; thence along rear lines of Lots 17 and 16 N 88-40 E. 81.6 feet to an iron pin, joint rear corner of Lots 22 and 23; thence along the joint line of said Lots, S. 06-28 W 216.5 feet to an iron pin on Brentwood Drive; thence along said drive following the curvature thereof, the chord of which is S. 85-00 W. 50 feet to the point of beginning.

This being the same property conveyed to the mortgagor by deed of W. H. Alford and recorded in the RMC Office for Greenville County on October 26, 1976 in Deed Book 1045 at Page 137.

This is a second mortgage and is Junior in Lien to that mortgage executed by W.H. Alford to First Federal Savings and Loan Association which mortgage is recorded in the RMC Office for Greenville County on July 28, 1976 in Book 1373 at Page 838.

RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA, ON AUGUST 10, 1982. BOOK 1577 PAGE 832.

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which has the address of 24 Brentwood Drive Greenville, South Carolina 29609 (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 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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