

FILED

GRiffin Post Office, Box 408, Greenville, South Carolina 29602

SEP 2 4 09 PM '82

MORTGAGE

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 27th day of August, 1984, between the Mortgagor, Calvin L. Hembree,

(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 \$4100.00 (four thousand and 00/100) Dollars, which indebtedness is evidenced by Borrower's note dated August 27, 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;

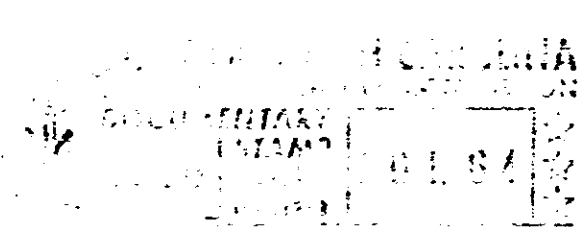
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 certain piece, parcel or lot of land in the State of South Carolina, County of Greenville on Rock Creek Drive, known and designated as Lot 272 and the western part of Lot 271 as shown on plat recorded in the RMC Office for Greenville County in Plat Book G at Pages 114 and 117, and having the following metes and bounds as found on a recent plat prepared for Calvin L. Hembree by J. C. Hill, Register Land Surveyor,

BEGINNING at an iron pin on Rock Creek Drive, corner of Lots No.s 272 and 273 and running thence along line of Lot Nos 272 and 273 N 25-23 W 257 feet to an iron pin, thence turning and running N. 71-12 E. 101 feet to an iron pin; thence turning and running S. 25-23 E. 263.4 feet to Rock Creek Drive; thence turning and running S. 73-50 W. 101.8 feet with Rock Creek Drive to the Beginning Corner.

This being the same property conveyed to the mortgagor by deed of Jerline P. Threatt and recorded in the RMC Office for Greenville County on October 22, 1964 in Deed Book 760 at page 180.

This is a second mortgage and is Junior in Lien to that mortgage executed by Calvin L. Hembree to C. Douglas Wilson & Co. which mortgage is recorded in the RMC Office for Greenville County on October 22, 1964 in Book 975 at page 575.



which has the address of 67 Rock Creek Drive Greenville, South Carolina 29605 (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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