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JOHNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 15th day of October, 1982, between the Mortgagor, Jerry D. Crocker and Betty H. Crocker, (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 five thousand one hundred and fifty and no cents Dollars, which indebtedness is evidenced by Borrower's note dated October 15, 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 November 1, 1985,

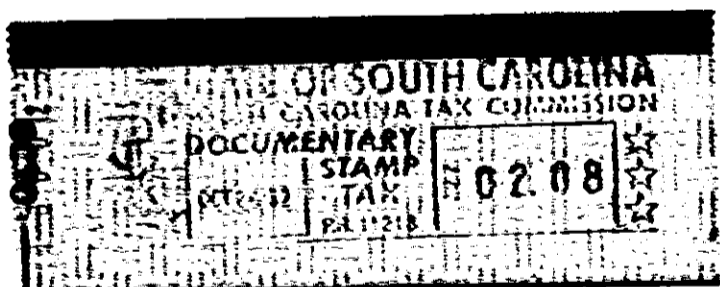
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 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 Austin Township, being known and designated as Lot No. 92 in the Subdivision known as EASTDALE SUBDIVISION, Plat of said Subdivision being recorded in the Greenville County R.M.C. Office in Plat Book YY, Pages 118-119, and being more fully described as follows:

BEGINNING at an iron pin on the south side of Mimosa Drive, joint corner with Lots Nos. 91 and 92 and running thence along said lots S. 15-00 W. 200 feet to an iron pin; thence S. 75-00 E. 105 feet to an iron pin; thence N. 15-00 E 200 feet to an iron pin on Mimosa Drive; thence along said Drive N. 75-00 W. 105 feet to the point of Beginning.

This being the same property conveyed to the mortgagors herein by deed of Florrie E. Greer and William J. Greer, and recorded in the R.M.C. Office for Greenville County on March 29, 1965, in Deed Book 770, and page 170.

This is a second mortgage and is junior in lien to that mortgage executed by Jerry D. Crocker and Betty H. Crocker, in favor of First Federal Savings and Loan of South Carolina, which mortgage is recorded in the R.M.C. Office for Greenville County, in Book 1246, and page 192.



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which has the address of 304 Mimosa Drive, Mauldin (Street) (City)
South Carolina 29662 (State and Zip Code) (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."

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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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