

First Federal Savings
& Loan Association
P.O. Drawer 408
Greenville, S.C. 29602

MORTGAGE

This form is used in connection
with mortgages insured under the
one- to four-family provisions of
the National Housing Act.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.

BOOK 1600 PAGE 130

TO ALL WHOM THESE PRESENTS MAY CONCERN:

James R. Driggers, Jr. and Ruth S. Driggers
Greenville, South Carolina

of
, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto First Federal Savings & Loan Association

, a corporation
organized and existing under the laws of South Carolina, hereinafter
called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by
reference, in the principal sum of Twenty-Eight Thousand and No/100-----
-----Dollars (\$ 28,000.00).

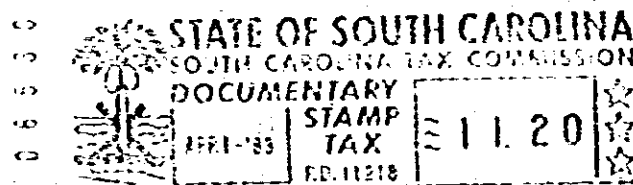
with interest from date at the rate of Twelve per centum (12 %) per annum until paid, said principal and interest being payable at the office of First Federal Savings & Loan Association in Greenville, South Carolina or at such other place as the holder of the note may designate in writing, in monthly installments of Three Hundred Eight and 30/100-----Dollars (\$ 308.30), commencing on the first day of May, 19 83, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of April, 2013.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its successors and assigns, the following-described real estate situated in the County of Greenville State of South Carolina:

ALL that piece, parcel or lot of land, lying and being situate in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 18 on plat entitled "Property of James R. Driggers, Jr. and Ruth S. Driggers" as recorded in Plat Book 20 at Page 25, in the RMC Office for Greenville County, S.C., and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Forest Circle, said pin being approximately 295 feet from the intersection of Crane Avenue and Forest Circle, running thence S. 30-45 E. 200 feet to an iron pin; thence S. 59-15 W. 100 feet to an iron pin; thence N. 30-45 W. 200 feet to an iron pin; thence N. 59-15 E. 100 feet to an iron pin, the point of beginning.

THIS being the same property conveyed to the mortgagors herein by deed of H.G. Parrish and Nina B. Parrish as recorded in Deed Book 1183 at Page 453, in the RMC Office for Greenville County, S.C., on April 1, 1983.



Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of an interest on the indebtedness evidenced by the said note, at the times and in the manner herein provided. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity; provided, however, that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

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