

GREENVILLE
SEP 23 2 33 PM '83

1027 435

MORTGAGE

THIS MORTGAGE is made this 23rd day of September, 1983, between the Mortgagor, Maurice N. Jackson and Martha S. Jackson, (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 Six Thousand Seven Hundred Forty One and 72/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 23, 1983, (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 1988.....;

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 parcel or lot of land situated on the west side of Lanford Street in the City of Greer, Chick Springs Township, Greenville County, State of South Carolina, designated as Lot No. 80 of Westmoreland Circle, plat thereof recorded in Plat Book T, page 198, R.M.C. Office for Greenville County, and having the following courses and distances, to wit:

BEGINNING at an iron pin on the west side of Lanford Street, corner of Lots Nos. 79 and 80, and running thence along line of same, N. 87-50 W. 142.6 feet to Green Street; thence with the east side of Green Street, N. 13-00 E. 51 feet to corner of Lot No. 81; thence along line of same, S. 87-50 E. 135 feet to a stake on west side of Lanford Street; thence along said street, S. 3-20 W. 50 feet to the beginning corner.

DERIVATION: See Deed of Bill M. Cooke and Larry H. Cooke dated September 16, 1983 and recorded in the RMC Office for Greenville County in Deed Book 1187, Page 110.

This is a second mortgage junior in lien to none.

RECORDED IN R.M.C. OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA, DEED BOOK 1187, PAGE 110, SEP 23 1983

which has the address of 405 Lanford Street Greer, South Carolina 29651 (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.

0.435

2328 RW 23