

First Federal S L Assoc. S.C.
P.O. Box 408
Greenville, S.C. 29602
R.H.C.

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MORTGAGE



THIS MORTGAGE is made this 13th day of January, 1984 between the Mortgagor, Brian Jackson and Lucia M. 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 fifteen thousand and eighty five and 04/100 (\$15,085.04) Dollars, which indebtedness is evidenced by Borrower's note dated January 13, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1994.....;

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, situate, lying and being in the County of Greenville, State of South Carolina, at the intersection of Lipizzan Way and Andulusian Trail, and being known and designated as Lot No. 76 according to plat of Heritage Lake Subdivision prepared by Heaner Engineering Company, Inc., dated March 11, 1974, revised October 20, 1977 and recorded in the Greenville County R.M.C. Office in Plat Book 6H at page 17, with reference to said plat being hereby craved for the metes and bounds description of said lot.

The above described property is the same acquired by the Grantor by deed from A.J. Prince Builders, Inc. recorded February 23, 1979 in the R.M.C. Office for Greenville County in Deed Book 1097, page 317, and is hereby conveyed subject to all rights of way, easements, conditions, public roads, restrictive covenants and zoning ordinances affecting the subject property.

This mortgage is Junior in lein to the first mortgage given to South Carolina National Bank recorded in Greenville County R.M.C. Office in Mortgage Book 1458, page 133 and assigned to First Federal Savings and Loan in Monclair, recorded in Mortgage Book 1461, page 764.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
06.04

which has the address of 201 Andulusian Trail Simpsonville,
(Street) (City)
South Carolina 29681 (herein "Property Address");
(State and Zip Code)

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 seised 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.

