FILED
GREENVILLE CO. S.C.
AUG 3 1 51 PM '82
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1577 PAGE 130

BOOK 87 PAGE 431

OCT 23 1984

MORTGAGE

THIS MORTGAGE is made this 3rd day of August, 1982, between the Mortgagor, June E. Hamby, (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 Five Thousand and no/100 ($5,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 1992;

12195

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 south side of Benjamin Avenue about one mile southward from the City of Greer, Chick Springs Township, Greenville County, State of South Carolina, and being Lot No. 34 in Brookhaven, property of the Dobson Estates, according to survey and plat by H. S. Brockman, Registered Surveyor, dated December 12, 1957, amended September 1, 1959, recorded in Plat Book RR, Page 41, R.M.C. Office for Greenville County, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the south side of Benjamin Avenue, corner of Lots #33 and 34, and running thence along the line of said lots, S. 10-55W. 170 feet to an