

FILED
GREENVILLE CO. S. C.

BOOK 1521 PAGE 971

24 PM 1980
MORTGAGE
SUNN... KARRERSLEY

THIS MORTGAGE is made this 21st day of October, 1980, between the Mortgagor, Rebecca B. Hamby & George S. Hamby, (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 Nine thousand four hundred dollars and no/100 (\$9,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 21, 1980, (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, 1986;

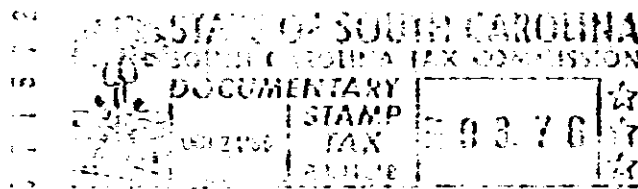
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, on the Southwestern side of Frontage Road, being shown and designated as Lot No. 62 on a Plat of BRENTWOOD, Sec. 1, made by Piedmont Engineers & Architects, dated February 15, 1972, and recorded in the RMC Office for Greenville County, S.C., in Plat Book 4N, page 62, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southwestern side of Frontage Road at the joint front corners of Lots Nos. 61 and 62, and running thence along the line of Lot No. 61, S. 54-00 W., 160 feet to an iron pin; thence N. 36-00 W., 110 feet to an iron pin at the joint rear corners of Lots Nos. 62 and 63; thence along the line of Lot No. 63 N. 54-00 E., 160 feet to an iron pin on the Southwestern side of Frontage Road; thence along Frontage Road, S. 36-00 E., 110 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of David L. Barton, and recorded in the RMC Office for Greenville county on April 20, 1977, in Deed Book 1054, and page 970, and rerecorded on April 29, 1977 in Deed Book 1055, and Page 586.

This is a second mortgage and is junior in lien to that mortgage executed to David L. Barton, which mortgage is recorded in RMC office for Greenville county in Book 1252 and page 651.



which has the address of 3406 Frontage Road 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.

0971

4328 RV-2