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P.O. Box 408  
Greenville, SC 29602

FILED  
GREENVILLE CO. S.C.

MAR 10 1 20 PM '81

DONNIE J. JANNERSLEY  
R.M.C.

BOOK 1534 PAGE 699

BOOK 77 PAGE 587

### MORTGAGE

THIS MORTGAGE is made this 27th day of February, 1981, between the Mortgagor, Jerry R. and Jane R. Hightower, (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 Three Thousand Dollars and no/100 (\$3,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 27, 1981, (herein "Note"), providing for monthly installments of principal and interest with the balance thereof, beginning:

This being the same property conveyed to the mortgagors herein by deed of Sylvia C. George and Kenneth Hoffman, Jr., and recorded in the R.M.C. Office for Greenville County on February 5, 1979, in Deed Book 1096 and Page 536.

This is a second mortgage and is junior in lien to that mortgage executed by Jerry R. Hightower, in favor of Bankers Life Company, which mortgage was recorded in the R.M.C. Office for Greenville County, in Book 1456 and Page 145. This mortgage is made by First Federal Savings and Loan Association of Greenville, S.C. Same As First Federal Savings and Loan Association of S.C.

*George W. Walsh*  
First Fed President  
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Business  
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which has the address of 111 Eastview Circle (Street)  
South Carolina 29651 (herein "Property Address") (City 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 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.

SOUTH CAROLINA — Form 475 — ENCL. THEREIN UNIFORM INSTRUMENT (with amendment adding Form 20)

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