OS. C.

MORTGAGE

THIS MORTGAGE is made this 30th ROBERT PAUL 1979, between the Mortgagor, ROBERT PAUL 1	OSIER
Savings and Loan Association, a corporation organize of America, whose address is 301 College Street, Gree	orrower"), and the Mortgagee, First rederal dand existing under the laws of the United States
WHEREAS, Borrower is indebted to Lender in the property and No/100 Dollar note dated August 30, 1979 , (herein "Note and interest, with the balance of the indebtedness, if 1, 2009 ;	rs, which indebtedness is evidenced by Borrower's "), providing for monthly installments of principal
TO SECURE to Lender (a) the repayment of the in thereon, the payment of all other sums, with interest the security of this Mortgage, and the performance of contained, and (b) the repayment of any future adva Lender pursuant to paragraph 21 hereof (herein "Fut grant and convey to Lender and Lender's successors as in the County of Greenville	ereon, advanced in accordance herewith to protect the covenants and agreements of Borrower herein nces, with interest thereon, made to Borrower by ure Advances"), Borrower does hereby mortgage, and assigns the following described property located
Unit No. 2, Balfer Court Condominiums situate on Balfer Court, in the Count Carolina, as more particularly description of Condominium, dated July 31, 1979, Greenville County, South Carolina, in August 7, 1979.	y of Greenville, State of South bed in Master Deed and Declaration recorded in the R.M.C. Office for
The within conveyance is made subject to the reservations, restrictions and limitations on use of the above described premises and all covenants and obligations set forth in the aforesaid Master Deed and Declaration of Condominium, with all amendments thereto, and as set forth in the By-Laws of Balfer Court Association, Inc., attached thereto as amended and as the same may hereafter from time to time be amended; all of said reservations, agreements, obligations, conditions and provisions are incorporated in the within deed by reference and constitute covenants running with the land, equitable servitudes and liens to the extent serforth in said documents and as provided by law, all of which are hereby accepted by the Mortgagee herein and his heirs, administrators, executors and assigns.	
C. R. Maxwell, dated August 30, 1979, Greenville County, South Carolina, in August <u>30</u> , 1979.	
A COMMENTATIVE STANDARD STANDA	
which has the address of 2 Balfer Court,	Greenville
South Carolina 29615 (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 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.

SOUTH CAROLINA - I to 4 Family-6-75-FNMA/FHEMC UNIFORM INSTRUMENT (with amendment adding Para 24)

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