

# Security Federal

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GREENVILLE CO S. C.

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MORTGAGE 3 24 PM '83

DONNIE S. TANKERSLEY  
R.M.C.

THIS MORTGAGE is made this 28th day of February 1983, between the Mortgagor, Furman I. Stone (herein "Borrower"), and the Mortgagee, Security Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States, whose address is 1233 Washington Street, Columbia, South Carolina, 29201 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand and No/100 (\$30,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 28, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2013;

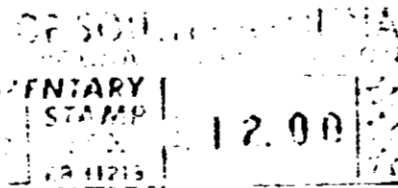
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 situate lying and being in the State of South Carolina, County of Greenville being known and designated as Lot No. 11, Block E. on plat of Kanatenah, recorded in Plat Book F, at Pages 131 and 132 in the RMC Office for Greenville County, S. C. Being more particularly described as follows:

BEGINNING at an iron pin on the southern side of Cureton Street, 121 feet from the southeast corner of Cureton Street and Stewart Street, joint corner of Lots Nos. 10 and 11 and running thence along the southern side of Cureton Street N. 56-21 E. 60.5 feet to an iron pin at the corner of Lots Nos. 11 and 12; thence along the line of Lot No. 12 S. 26-30 E. 134.2 feet to an iron pin, joint rear corner of Lots Nos. 11 and 12; thence S. 63-35 W. 60 feet to an iron pin, joint rear corner of Lots Nos. 10 and 11; thence along the line of Lot No. 10, N. 26-30 W. 127.2 feet to the beginning corner.

THIS being the same property conveyed to the mortgagor by deed of Randall Allen Cox, recorded this date in the RMC Office for Greenville County, S. C. in Deed Book 1183, at Page 330.

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which has the address of 104, Cureton Street, Greenville, S. C. 29605 (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.

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