

Security Federal

60-1114-1014

MORTGAGE

JUL 7 10 58 AM '83
SOUTH CAROLINA

THIS MORTGAGE is made this 6th day of July 1983, between the Mortgagor, Robert J. Tomfohrde and Joan Tomfohrde (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 Sixty-five Thousand and 00/100 (\$65,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 6, 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 August 1, 2008

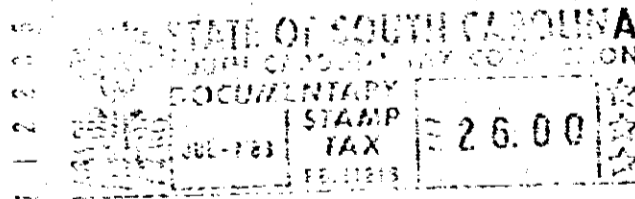
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 any and all improvements thereon, lying, being and situate on the Northwest side of Sweetwater Court, near the City of Greenville, Greenville County, South Carolina, being shown and designated as Lot No. 451 on a plat entitled "Map Three, Section Two, Sugar Creek" by C. O. Riddle, Surveyor, dated February 5, 1980, and filed in Plat Book 7X at Page 2 in the R.M.C. Office for Greenville County, South Carolina, and having according to said plat the following courses and distances, metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwesterly side of Sweetwater Court, said pin being the joint front corner of Lots Nos. 450 and 451, and running thence with the common line of said lots S. 89-05 W. 177.03 feet to an iron pin at the joint rear corner of Lots Nos. 450 and 451; thence S. 15-51 W. 147 feet to an iron pin; thence N. 77-22-21 E. 233.91 feet to an iron pin on the Northwesterly side of Sweetwater Court; thence with the Northwesterly side of Sweetwater Court N. 6-47-35 W. 93.77 feet to an iron pin, point of beginning.

This is the identical property conveyed to Robert J. Tomfohrde and Joan Tomfohrde by Cothran & Darby, Inc. by deed dated and recorded July 15, 1981 in Deed Book 1151 at Page 734 in the R.M.C. Office for Greenville County.

This property is conveyed subject to all restrictions, setback lines, roadways, easements and rights-of-way, if any, appearing of record on the premises or on the recorded plat, which affect the property hereinabove described, including a 25-foot sanitary sewer easement across the rear portion of said lot.



which has the address of 105 Sweetwater Court Greer,
(Street) (City)
South Carolina, 29651 (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.

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