

# Security Federal

FILED  
GREENVILLE, S.C.  
JUL 27 3 37 PM '83  
DONNIE S. TAYLOR  
R.M.C.  
MORTGAGE

1617 339

THIS MORTGAGE is made this 18th day of July 1983 between the Mortgagor, James D. Sims (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 4233 Washington Street, Columbia, South Carolina, 29201 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fourteen Thousand, and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 18, 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, 1998;

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 a portion of Lot 2 of PARIS-PINEY PARK SUBDIVISION recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book H, at page 20, and being more particularly described as Part of Lot 2 of Paris- Piney Park Subdivision on plat prepared by Dalton & Neves Co., Engineers, dated July 20, 1983, entitled "Property of James D. Sims", said plat being recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 9-V at page 85, reference to the latter plat being made for a more completed description by metes and bounds.

This is the same property conveyed to the Mortgagor by Maud Sims by deed recorded in the R.M.C. Office for Greenville County, South Carolina, on Juen 26, 1972, in Deed Book 947, at page 182.

STATE OF SOUTH CAROLINA  
RECORDS AND CLERK  
DOCUMENTS  
STAMP  
JUL 27 1983  
TAX 305 600

which has the address of 402 State Park Road Greenville, S.C. 29609 (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 cove... 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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