

Security Federal

MORTGAGE

FILED
GREENVILLE S.C.
JUL 29 4 24 PM '83
DONNIE S. WATKINS

80-1818-508

80-150-11629
Columbia, S.C. 29202

THIS MORTGAGE is made this 29th day of July 19 83, between the Mortgagor, David L. Stover and Nell P. Stover (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 Fifty Four Thousand One Hundred Fifty and no/100 (\$54,150.00) dollars, which indebtedness is evidenced by Borrower's note dated July 29, 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, 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 piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being on the southern side of Brookwood Drive at the intersection thereof with Melville Avenue, Greenville County, South Carolina, being shown and designated as Lot No. 64 on Plats Nos. 2 and 3 of PARK HILL made by Dalton & Neves Surveyors, dated May, 1940, recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book J at pages 208 and 209, and having the following metes and bounds according to a more recent plat entitled "Property of David L. Stover and Nell P. Stover" made by Carolina Surveying Company, dated July 26, 1983.

BEGINNING at an iron pin at the southwestern corner of the intersection of Brookwood Drive with Melville Avenue; and running thence S. 35-57 W., along the western side of Melville Avenue 89 feet to an iron pin to the corner of Lot No. 65; thence along the line of Lot No. 65, N. 54-03 W., 153.8 feet to an iron pin on Brookwood Drive; thence along the southern side of Brookwood Drive, S. 89-24 E., 86.2 feet to a point; thence continuing along said side of Brookwood Drive, S. 80-46 E., 92 feet to the point of beginning.

THIS is the same property conveyed unto the Mortgagors herein by deed of Carol D. Hull, dated July 29, 1983, and recorded on the 27 day of July, 1983 in Deed Book 1193 at Page 372, records of the R. M. C. Office for Greenville County, South Carolina.

which has the address of 100 Melville Avenue, Greenville, South Carolina 29605 (herein "Property Address");
(Street) (City) (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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