

Security Federal

MORTGAGE

GREENVILLE S.C.
JUL 29 5 08 PM '83
DONNIE S. WILKERSLEY
R.M.C.

Mortgagees address:
P. O. Box 10148
Greenville, SC 29603

BOOK 1618 PAGE 576

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THIS MORTGAGE is made this 29th day of July, 1983, between the Mortgagor, George P. Sembert and Francine D. Sembert (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 Three Thousand One Hundred Fifty and No/100 (\$63,150.00) 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 certain piece, parcel or unit, situate, lying and being on the Eastern side of North Main Street, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Unit 10 (Ten) of Northgate Trace Horizontal Property Regime, as is more fully described in Master Deed, dated July 2, 1981, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1151, at Pages 35 through 121, inclusive, on July 2, 1981, and further shown on survey and plot plan entitled "Northgate Trace", dated June, 1981, prepared by W. R. Williams, RLS, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1151, at Page 75, on July 2, 1981.

This is the identical property conveyed to the Mortgagors herein by deed of Northgate Trace Joint Venture, A South Carolina General Partnership, dated July 29, 1983 and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1193, at Page 405, on July 29, 1983.

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6.00

which has the address of Unit 10 Northgate Trace, North Main Street, Greenville (City) SC 29609 (State and Zip Code) (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.

328 (REV. 2)