

SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF SOUTH CAROLINA
1000 WASHINGTON STREET, COLUMBIA, SOUTH CAROLINA 29201

Security Federal

MORTGAGE

90 1022 10230

THIS MORTGAGE is made this 22nd day of AUGUST 1983, between the Mortgagor, Michael B. Freeman and Nancy T. Freeman (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 Ninety Thousand Two Hundred Fifty and 00/100 (\$90,250.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 22, 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 September 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 lot of land situate on the northwest side of Pimlico road in the City of Greenville, in Greenville County, South Carolina, being shown as Lot 29 on plat of Section A of Gower Estates, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book QQ, Pages 146 and 147 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of Pimlico Road at the joint front corner of Lots 28 and 29 and runs thence along the line of Lot 28 N 19-14 W 175 feet to an iron pin; thence N 70-46 E 90 feet to an iron pin; thence along the line of Lot 30 S 19-14 E 175 feet to an iron pin on the northwest side of Pimlico Road; thence along Pimlico Road S 70-46 W 90 feet to the beginning corner.

This conveyance is 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.

This is the same property conveyed to the Mortgagors herein by general warranty deed of Norville B. Spearman dated August 22, 1983 and recorded in the RMC Office for Greenville County in Deed Book 1174 at Page 352.

which has the address of 122 Pimlico Road Greenville
(Street) (City)
SC 29607 (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 seized 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 related in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.