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Security Federal

MORTGAGE

THIS MORTGAGE is made this 25th day of August 1983 between the Mortgagor, Carl F. Roberts, Jr. and Anne H. Wingo Roberts (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 Thousand and NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 25, 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, 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 lot of land situate, lying and being in the County of Greenville, South Carolina, being shown and designated as Lot 24, Knollwood Subdivision, on a plat entitled "Property of Carl F. Roberts, Jr. and Anne H. Wingo Roberts" as recorded in the RMC Office for Greenville County in Plat Book 9-2 at Page 20 on August 25, 1983.

BEGINNING at an iron pin at the joint front corner of Lots 23 and 24 approximately 736.6 feet from the intersection of Sunset Drive and Seminole Drive, running thence with Sunset Drive, N 64-31 W, 78.0 feet to an iron pin; thence N 53-04 W, 39.7 feet to an iron pin; thence N 48-29 E, 197.7 feet to an iron pin; thence S 48-57 E, 40.8 feet to an iron pin; thence S 25-29 W, 179.2 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagors by deed of Ray E. Lewis and Flora E. Lewis as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1155 at Page 153, dated August 25, 1983 and recorded August 20, 1983.

which has the address of 117 Sunset Drive, Greenville, SC 29605

(Street) (City)
..... (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 listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.