

FILED  
GREENVILLE S.C.

1984 JAN 25

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JUDGE W. W. WHEATLEY  
R.M.C.  
**MORTGAGE**

THIS MORTGAGE is made this 24th day of January 1984, between the Mortgagor, FLOYD J. BLACK, JR. and PEARL LEE BLACK (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

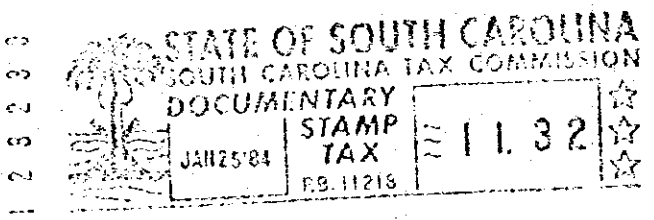
WHEREAS Borrower is indebted to Lender in the principal sum of Twenty-Eight Thousand Two Hundred Seventy-Five and 00/100 (\$28,275.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 24, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 1989

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, together with all improvements thereon, situate, lying and being on the Eastern side of Whitbread Court, in the County of Greenville, State of South Carolina, and being known and designated as Lot No. Twenty-Four (24) of Chaunessy, as shown on plat thereof prepared by Freeland & Associates, Inc., Surveyor, dated October 28, 1983, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 9W, at Pages 48 and 49, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Eastern side of Whitbread Court, at the joint front corner of Lots Nos. 24 and 25, and running thence with the joint line of said lots, N. 77-21 E. 310.68 feet to an iron pin in the line of property now or formerly of Nora Fowler Hughes; thence with the line of property now or formerly of Hughes, S. 11-01 E. 173.73 feet to an iron pin at the joint rear corner of Lots Nos. 23 and 24; thence with the joint line of said lots, S. 72-06 W. 222.08 feet to an iron pin on the Eastern side of Whitbread Court; thence with the Eastern side of Whitbread Court, the chord of which is N. 53-48 W. 58.65 feet to an iron pin; thence continuing with the Eastern side of Whitbread Court, N. 29-43 W. 156.68 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Chaunessy Properties, Inc., dated January 24, 1984, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1205, at Page 89, on January 25, 1984.



which has the address of Lot 24, Whitbread Court Greenville, S. C. 29615 (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.

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