

MORTGAGE '84



R.M.C.
THIS MORTGAGE is made this 12th day of March,
19 84, between the Mortgagor, HENRY G. STATON (same as HENRY STATON)
, (herein "Borrower"), and the Mortgagee, First Federal
Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of
the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein
"Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of (\$5467.04) Ffty Four Hunderd,
Sixty Seven Dollars & 04/100 Dollars, which indebtedness is evidenced by Borrower's
note dated March 12, 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 March 31,
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 situate, lying and being
north of Tigerville in the County of Greenville, State of South Carolina,
being shown and designated as 1.6 acres on plat of property of Fred
Staton prepared by W. R. Williams, Jr., dated May 23, 1978, and having,
according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of S.C. Highway No. 253 and running
thence along the center of said highway N. 0-35 W. 350 feet to a spike;
thence S. 79-46 E. 196.2 feet to an old iron pin in the center of an old
road bed; thence along the center of said old road red S. 7-35 E. 317.5
feet to a point; thence S. 89-50 W. 231.9 feet to the point of beginning.

This being the same property conveyed to Henry Staton by deed of Fred
Staton recorded February 15, 1979, in the RMC Office for Greenville
County in Deed Book 1097 at Page 40.

ALSO: ALL that certain piece, parcel or lot of land situate, lying and
being north of Tigerville in the County of Greenville, State of South
Carolina, being shown and designated as 1.6 acres on plat of property of
Fred Staton prepared by W. R. Williams, Jr., dated May 23, 1978, and
having, according to said plat, the following metes and bounds, to-wit:

BEGINNING in the center of S.C. Highway No. 253, 1,100 feet from Bailey
Mill Road and running thence along the center of said S.C. Highway No.
253, N. 0-19 W. 209 feet to an old nail; thence continuing along the
center of S.C. Highway No. 253, N. 0-35 W. 76.7 feet to a point; thence
N. 89-50 E. 231.9 feet to a point in the center of an old road bed;
thence continuing along the center of the old road bed, S. 7-35 E. 25
feet to a point; thence S. 2-10 E. 146.5 feet to a point; thence S. 7-34
E. 125 feet to an old iron pin and stone; thence N. 88-15 W. 255.4 feet
to the point of beginning; being that property conveyed to Henry Staton
by deed of Homer L. Staton recorded October 17, 1983, in Deed Book 1198
at Page 604.

which has the address of _____,
(Street) (City)

(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 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.

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