

1654-339

ADJUSTABLE MORTGAGE

THIS MORTGAGE is made this 28th day of March 1984, between the Mortgagor, CHRISTINE M. LAWSON (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 Forty-Two Thousand Four Hundred Fifty & No/100 (42,450.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 28, 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 April 1, 2014

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, State of South Carolina, City of Simpsonville, being known and designated as Lot 94, Sheet 1, Section 2 of Westwood South subdivision as shown by plat prepared by Piedmont Engineers, Architects and Planners recorded in plat book 7C at Pages 65 and 66 in the R. M. C. Office for Greenville County, South Carolina and being further shown and described on a plat prepared by J.L. Montgomery, III, R.L.S. and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin found along the northern edge of Lonerock Court joint front corner of Lots 94 and 93 thence running along the line of Lot 93 N. 56-54 E., 175.86 feet to an iron pin found; thence N. 67-03 W., 51.0 feet to an iron pin found; thence N. 67-29 W., 85.0 feet to an iron pin found the joint rear corner of Lots 94 and 95; thence running along the line of Lot 95 S. 30-05 W., 164.4 feet to an iron pin found; thence S. 60-01 E., 8.8 feet to an iron pin found; thence N. 71-34 E., 19.83 feet to an iron pin found; thence S. 76-34 E., 35.0 feet to an iron pin found along the northern edge of Lonerock Court, the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of Shelley Realty & Construction Co., Inc. dated March 28, 1984 to be recorded herewith.

STATE OF SOUTH CAROLINA
DOCUMENTARY RECORDATION
STAMP
TAX \$17.00

which has the address of 118 Lonerock Court, Simpsonville, S.C., 29681 (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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