

First Federal Savings & Loan Assn.
of Spartanburg
380 E. Main St. Spartanburg, S.C. 29304

MORTGAGE

11-10-84

APR 7 11 22 AM '84
DONALD DAY OF MARCH

THIS MORTGAGE is made this 30th day of March 19 84, between the Mortgagor, Jane Tucker and Ethel W. Moorman (herein "Borrower"), and the Mortgagee, FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF SPARTANBURG, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 380 East Main Street, Spartanburg, South Carolina 29304 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Seven Thousand and No/100 (\$47,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 30, 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 1st 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 further 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 unit, situate, lying and being on the Eastern side of North Main Street, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Unit 33, (Thirty-Three) of Northgate Trace Horizontal Property Regime, as is more fully described in Master Deed dated July 2, 1981 and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1151, at Pages 35 through 121, on July 2, 1981, and further shown on survey and plot plan entitled "Northgate Trace" dated June, 1981, prepared by W. R. Williams, Jr., RLD, and recorded in the RMC Office for Greenville County, S.C., in Deed Book 1151, at Page 75, on July 2, 1981.

This being the same property conveyed to the Mortgagors by Deed of Robert G. Riegel, dated March 30, 1984, to be recorded herewith.

STATE OF SOUTH CAROLINA
DOCUMENTARY
APR 2 1984
STAMP TAX \$ 18.80
FEB 11 1984

which has the address of 33 Northgate Trace, Greenville, South Carolina (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 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.

11-10-84

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