

Security Federal

MORTGAGE

THIS MORTGAGE is made this 30th day of March 1984, between the Mortgagor, LESLEY P. CORN AND VICKI H. CORN (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 FORTY-EIGHT THOUSAND AND 00/100 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 1, 1999;

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 State of South Carolina, County of Greenville, near Mauldin, South Carolina, containing 3.66 acres, more or less, and being shown on a survey for Lesley P. and Vicki H. Corn, dated March 6, 1984, prepared by C. O. Riddle, RLS #1347, recorded in plat book 10-1, page 42, RMC Office of Greenville County, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center line of Log Shoals Road, and running with said Road, N. 4-16 W., 123.54 feet to a point; thence continuing with said Road, N. 5-56 W., 251.46 feet to a point; thence turning and running along the line of said 3.66 acres and adjoining property of Martha A. Corn, N. 66-46 W., 250.88 feet to an iron pin; thence turning and running along the rear line of said 3.66 acres, joint line with other property of Martha A. Corn, S. 26-31 W., 524.74 feet to an iron pin; thence turning and running, S. 89-41 E., 500.0 feet to an iron pin in the center line of Log Shoals Road, being the point of beginning.

Being the identical property conveyed to the mortgagors by deed of Martha Alice Corn, dated March 28, 1984, to be recorded of even date herewith.

which has the address of Route 14, Log Shoals Road, Greenville, S.C. (Street) (City) 29607 (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.

DATE 2 APR 28 1984 4:00 PM

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