

1335 12167

# MORTGAGE

APR 2 2 11 PM '84  
S.C.  
DOWN

THIS MORTGAGE is made this 2nd day of April 1984, between the Mortgagors, Themistocles S. Catafygiotu & Mary Ann P. Catafygiotu (herein "Borrower"), and the Mortgagee, WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 206 South Main Street, Woodruff, S. C. 29388 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of SIXTY FIVE THOUSAND AND NO/100ths Dollars, which indebtedness is evidenced by Borrower's note dated April 2, 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, 2009

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 lot of land in the State of South Carolina, County of Greenville, being shown and designated as Lots Number 22 and 23 on a plat of NORTH LAKE HILLS, by Lindsey & Associates, Surveyors, dated March 26, 1981, recorded in Plat Book 8-P at Page 36 and having such metes and bounds as appear by reference to said plat.

THIS is the identical property conveyed to the Mortgagors by deed of Michael H. Rollins and Cynthia E. Rollins, recorded on July 13, 1983 in Deed Book 1192 at Page 270 in the RMC Office for Greenville County.

STATE OF SOUTH CAROLINA  
RECORDS SECTION  
DOCUMENTARY TAX  
APR 1984  
\$ 26.00

which has the address of Lots 22 and 23, North Lake Hills, Greer, SC (Street) (City)  
S. C. (herein "Property Address");  
(State and Zip Code)

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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