

APR 19 24 PM '84
DONN... ASLEY

MORTGAGE

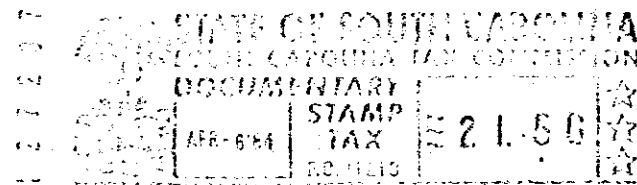
THIS MORTGAGE is made this 3rd day of April, 1984, between the Mortgagor, Carl A. Skatzes and Marilyn M. Skatzes, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-Three Thousand Nine Hundred & No/100 (\$53,900.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 3, 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 May 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 piece, parcel tract of land, lying and being on the Jones Mill Road, in Austin Township, County and State of aforesaid, containing 3.22 acres, more or less, according to plat made by C.O. Riddle, R.L.S., in October, 1954, and being known as a portion of tract number 3 on Map 1 of the properties of Nannie C. Fowler as shown on plat Book R at Page 83, in the RMC Office for Greenville County, S.C.. It begins at an iron pin in or near the center of the Jones Mill Road at a point 30 feet N. 89-15 W. from the line of the lands of Claude Brown and running thence along the said Jones Mill Road at or near its center 204 feet to corner on lot number 4 on said plat; thence S. 5-20 E. 502 feet to iron pin; thence S. 88-06 E. 356.3 feet to an iron pin; thence N. 21-30 W. 554.3 feet to the beginning corner.

THIS being the same property conveyed to the mortgagors herein by deed of William D. Mayfield as recorded in the RMC Office for Greenville County, S.C. herewith.



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which has the address of Route 2, Box 140, Hunter Road, Simpsonville, (City) S.C. 29681 (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.