

ALL REFERENCES TO SOUTH CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION MEAN SOUTH CAROLINA FEDERAL SAVINGS BANK.

FILED
S.C.
1984

ADJUSTABLE MORTGAGE

THIS MORTGAGE is made this 15th day of February, 1984, between the Mortgagor, Curtis James Henry, Jr., (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 One Hundred Seven Thousand One Hundred Fifty and No/100 (\$107,150.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 14, 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 March 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 or lot of land situate, lying and being on the southwestern side of Walden Way, near the City of Greenville, in the County of Greenville, State of South Carolina, and known and designated as Lot No. 9 of a subdivision known as Walden Pond, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 8-P at Page 38, and re-recorded in Plat Book 8-P at Pages 65 and 66, said lot having such metes and bounds as shown thereon.

THIS is the identical property conveyed to the Mortgagor herein by Gatewood Builders, Inc., by deed to be recorded simultaneously herewith.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
FEB 17 1984
STAMP TAX
\$ 42.83
PS 11213

THIS MORTGAGE IS BEING RE-RECORDED TO REFLECT CORRECTED INTEREST RATE CHANGE DATE AS REFLECTED IN THE SIX MONTH ADJUSTABLE RATE LOAN RIDER ATTACHED HERETO.

which has the address of Lot 9, Walden Pond, Taylors, S.C. 29687 (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.

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