

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

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MORTGAGE

THIS MORTGAGE is made this 27TH day of APRIL,
19 84, between the Mortgagors, RAYMOND E. KARAM and PHILOMENE KARAM

, (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").

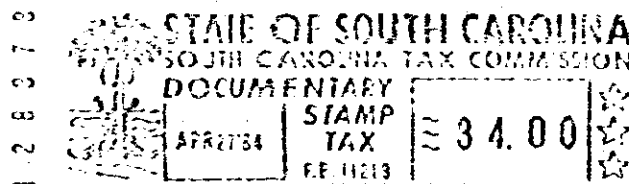
WHEREAS, Borrower is indebted to Lender in the principal sum of ---EIGHTY-FIVE THOUSAND AND NO/100 (\$85,000.00)----- Dollars, which indebtedness is evidenced by Borrower's note dated APRIL 27, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the 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 certain piece, parcel, or lot of land situate, lying, and being in the State of South Carolina, County of Greenville, shown and designated as Lot No. 119, on Plat of Forrester Woods, Section 7, recorded in the RMC Office for Greenville County, in Plat Book 5-P, at Page 21, and a more recent Plat of Property of Furman Cooper Builders, Inc., dated June 30, 1980, prepared by Freeland & Associates, recorded in Plat Book 8-C, at Page 6, and having, according to the more recent Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwesterly side of Stoney Creek Drive, joint front corner of Lots 118 and 119, and running thence N. 68-10 W., 137.6 feet to an iron pin; thence turning and running N. 19-27 E., 110.0 feet to an iron pin; thence turning and running with the common line of Lots 119 and 120, S. 68-10 E., 138.5 feet to an iron pin on Stoney Creek Drive; thence with said Drive, S. 17-48 W., 65.0 feet to an iron pin; thence continuing with said Stoney Creek Drive, S. 23-00 W., 45.0 feet to an iron pin, being the POINT OF BEGINNING.

This is the identical property conveyed to the Mortgagors herein, Raymond E. Karam and Philomene Karam by Deed of George L. Chandler and Patti L. Chandler, dated April 27, 1984, and of record in the RMC Office for Greenville County, S. C. in Deed Book 1211, at Page 323, on April 27, 1984.



which has the address of 208 Stoney Creek Drive, Mauldin,
(Street) (City)
South Carolina 29662 (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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