

FILED
GREENVILLE CO S.C.

May 1 3 58 PM '84
JUNK L. C. WALKERSLEY
R.H.C.

ADJUSTABLE MORTGAGE

Vol 1800 Page 349

THIS MORTGAGE is made this 30th day of April 1984, between the Mortgagor, Thomas W. Fant and Janet Del Peeler (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 Forty-one Thousand Seven Hundred Fifty and no/100 (\$41,750.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 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 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, on the southwestern side of Carr Road, containing 1.48 acres, more or less, according to a survey prepared by Freeland and Associates dated April 22, 1982, recorded in the RMC Office for Greenville County in Plat Book 8-2 at Page 73 and having, according to said plat, such metes and bounds as are more fully shown thereon, to-wit:

BEGINNING at a spike in the center of Carr Road, approximately 1558 feet from the intersection with Reedy Fork Road, and running thence along the center of Carr Road, S. 42-13 E. 34.76 feet, S. 51-40 E. 38.23 feet, S. 58-52 E. 29.10 feet, S. 65-03 E. 39.12 feet, and S. 65-59 E. 34 feet to a spike; thence S. 13-40 W. 219.34 feet to an iron pin; thence S. 78-02 W. 160.2 feet to an iron pin; thence N. 21-14 W. 256.2 feet to a point; thence along a creek, the traverse of which is N. 63-02 E. 118.67 feet and N. 46-41 E. 70.12 feet to a spike, the point of beginning.

This being the same property conveyed to mortgagors by deed of W. B. Huntley, III, and Barrie R. Huntley dated April 30, 1984, recorded simultaneously herewith.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
MAY-1984
\$ 16.72
F.S. 11216

which has the address of Rt 4, Box 190, Carr Road, Piedmont, SC 29673 (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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