

MORTGAGE

LOAN NUMBER 210001284

ESCROW

Adjustable Rate Mortgage-South Carolina

THIS MORTGAGE is made this 9th day of MAY, 19 84, between the Mortgagor, EDWARD H. MOSELEY AND KATHLEEN D. MOSELEY

(herein "Borrower"), and the Mortgagee, ROOSEVELT FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 900 Roosevelt Parkway, Chesterfield, Missouri 63017 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the original principal amount of SIXTY TWO THOUSAND FOUR HUNDRED & NO/100 Dollars, with interest, which indebtedness is evidenced by Borrower's Adjustable Rate Note dated MAY 9, 1984 (herein "Note"), payable in monthly installments and a final installment due on MAY 9, 2014, with provision for periodic change in the interest rate and the monthly payment amount, a true copy of which Note is annexed to this Mortgage and is incorporated by reference herein as a part hereof.

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 20 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 in The State of South Carolina, County of Greenville, in the City of Greenville, on the northwestern side of Tallulah Drive, being known and designated as Lot No. 122 on plat of Estate of D. T. Smith, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book H at Page 279, and being further shown on a more recent plat prepared by Freeland & Associates, dated May 3, 1984, entitled "Property of Edward H. Moseley and Kathleen D. Moseley," and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 10-P at Page 28, and having, according to said latter plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Tallulah Drive, joint front corner of Lots Nos. 121 and 122, and running thence along the joint line of said lots, N. 25-20 W. 235.6 feet to an iron pin; thence turning and running along line of property now or formerly belonging to the Estate of J. T. Blassingame, N. 65-26 E. 100.0 feet to an iron pin at the joint rear corner with Lot No. 123; thence along the joint line of Lots Nos. 122 and 123, S. 25-20 E. 234.5 feet to an iron pin on the northwestern side of Tallulah Drive; thence running along said Tallulah Drive, S. 64-40 W. 100.0 feet to an iron pin, the point of beginning. This is the same property conveyed to the mortgagors herein by deed of Carolyn Lunita Moseley recorded herewith. which has the address of 135 EAST TALLULAH DR. GREENVILLE SOUTH CAROLINA 29605 (Street) (City) (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.

REC'D - MAY 10 1984 049

10.0000

0.904

4328 RV-21