

MORTGAGE

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THIS MORTGAGE is made this 29th day of May 1984 between the Mortgagor, DAVID N. MILLER and ANDREA MILLER (herein "Borrower"), and the Mortgagee, CITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 1141 East Jersey Street, Elizabeth, New Jersey 07201 (herein "Lender").

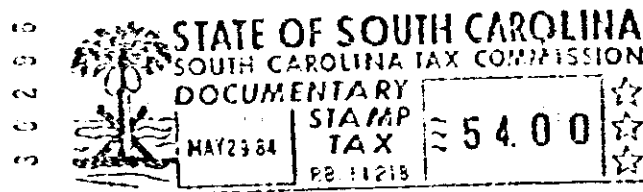
WHEREAS, Borrower is indebted to Lender in the principal sum of ONE HUNDRED THIRTY FIVE THOUSAND and No/100 (\$135,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 29, 1984 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on June 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 in the State of South Carolina, County of Greenville, on the southeastern side of Clarendon Avenue, being a part of the Sans Souci Lands, and being shown and designated as 2.08 acres on plat prepared by Freeland & Associates, entitled "Property of David N. Miller and Andrea Miller," dated May 24, 1984, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book DR at Page 15, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Clarendon Avenue at the joint front corner with property now or formerly belonging to Hughes, and running thence along the common line with said Hughes property, S. 43-17 E. 349.9 feet to an iron pin; thence turning and running S. 46-44 W. 258.6 feet to an iron pin at the joint rear corner with property now or formerly belonging to Carver; thence along the common line with said Carver property, N. 43-35 W. 347.3 feet to an iron pin on the southeastern side of Clarendon Avenue; thence along the southeastern side of Clarendon Avenue, N. 46-10 E. 260.4 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Roberta L. Kriplean, dated May 29, 1984, and recorded herewith.



which has the address of 6 Clarendon Avenue, Greenville, South Carolina, 29609 (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 seized 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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