

MORTGAGE

1984-283

THIS MORTGAGE is made this 29th day of May 1984, between the Mortgagor, Sharon A. and Robert L. Decker, Jr. (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Twenty-Nine Thousand and no/100ths (\$129,000) 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.

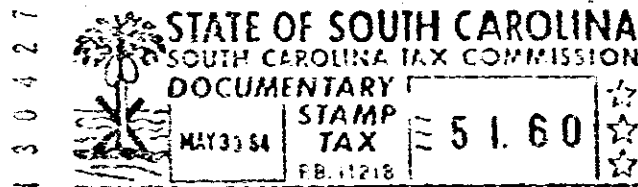
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 certain piece, parcel or unit situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit No. 103-A of Hunters Ridge Horizontal Property Regime as is more fully described in Declaration (Master Deed) dated March 28, 1984, and recorded in the Office of the RMC for Greenville County, SC, on March 28, 1984, in Deed Book 1209 at Pages 74 through 155, inclusive, and survey and plot plan recorded in the RMC Office for Greenville County in Plat Book 9-W at Page 97.

This conveyance is made subject to all restrictions and easements as set out in the Declaration (Master Deed), Exhibits and Appendices attached thereto, recorded plats or as may appear on the premises.

This is a portion of the same property conveyed to the Grantor herein by deed of Paris Point Development, Inc. dated May 12, 1983, and recorded in the Office of the RMC for Greenville County in Deed Book 1188 at Page 778 on May 24, 1983.

This is the same property conveyed to the Mortgagors herein by deed of Hunters Ridge, a Limited Partnership, of even date to be recorded herewith.



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which has the address of 103-A Hunters Way, Hunters Ridge Condominiums, Greenville, SC (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.

Vertical stamp on the right margin with numbers 1, 2, 3, 4, 5, 6, 7, 8, 9, 0.

Vertical stamp on the right margin with the number 1328.