

MORTGAGE

Vol. 1006 p. 739

ESCROW GREENVILLE, S.C. Adjustable Rate Mortgage-South Carolina LOAN NUMBER 210001407

THIS MORTGAGE is made this 6TH day of JUNE, 1984, between the Mortgagor, BRUCE E. REID AND M. JEANNE REID

(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 68,000.00 Dollars, with interest, which indebtedness is evidenced by Borrower's Adjustable Rate Note dated JUNE 6, 1984 (herein "Note"), payable in monthly installments and a final installment due on JUNE 6, 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, being shown as Lot No. 136 on plat of BROOKFIELD EAST, SECTION I, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7-C at Page 21, and being further shown on a more recent plat made by Freeland & Associates, dated June 4, 1984, entitled "Property of Bruce E. Reid and M. Jeanne Reid", and recorded in the RMC Office for Greenville County in Plat Book 10-R at Page 73, and having, according to said latter plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern edge of Lynchester Road at the intersection of Lynchester Road and Doverdale Road, and running thence along the northern side of Lynchester Road, S. 86-27 W. 125.00 feet to an iron pin; thence turning and running along the common line of Lot 136 and Brookfield West, N. 03-33 W. 126.24 feet to an iron pin at the joint rear corner of Lots 135 and 136; thence running along the common line of said lots, S. 89-23 E. 151.13 feet to an iron pin on the western side of Doverdale Road; thence along said Doverdale Road, as follows: S. 01-28-22 E. 20.0 feet to an iron pin; thence S. 03-33 E. 70.27 feet to an iron pin at the intersection of Doverdale Road and Lynchester Road; thence with the curve of said intersection, the chord of which is S. 41-27 W. 35.35 feet to an iron pin, the point of beginning. *see below which has the address of 1 DOVERDALE ROAD, GREENVILLE COUNTY, S. CAROLINA 29615 (herein "Property Address");

(Street) (City) (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 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. *This is the same property conveyed to the mortgagors herein by deed of Stephen E. Hunter and Laura S. Hunter to be recorded 31-385 (4/84) South Carolina herewith.

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