

1667-804

FILED
GREENVILLE, S.C. MORTGAGE

ESCROW

LOAN NUMBER 210001419

JUN 15 2 53 PM '84

THIS MORTGAGE is made this 28TH day of JUNE, 1984, between the Mortgagor, WILLIAM J. PIERCE AND LESLIE L. PIERCE (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 principal sum of THIRTY SEVEN THOUSAND TWO HUNDRED AND 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated JUNE 8, 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 8, 1999;

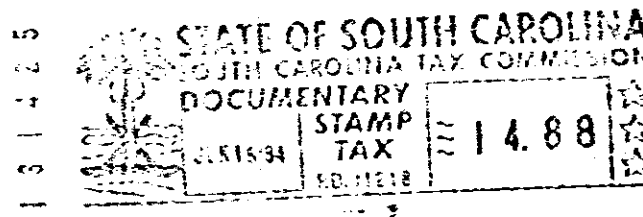
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, in the City of Greenville, being known and designated as Lot No. 26 according to a plat of property of North Park, recorded in the RMC Office for Greenville County in Plat Book K at Pages 48 and 49, and being further shown on a more recent plat by Freeland & Associates, dated June 5, 1984, entitled "Property of William J. Pierce and Leslie L. Pierce", recorded in the RMC Office for Greenville County in Plat Book 10-S at Page 4, and having according to said latter plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Mountain View Avenue, at the joint front corner of Lots Nos. 25 and 26, and running thence along the common line of said lots, S. 17-38 W. 184.71 feet to an iron pin on the rear line of Lot 20; thence along the common line with Lot 20, N. 72-40 W. 41.82 feet to an iron pin at the joint line with property now or formerly owned by Bull; thence along the common line with said Bull property, N. 5-44 E. 194.91 feet to an iron pin on the southern side of Mountain View Avenue; thence along the southern side of Mountain View Avenue, S. 68-20 E. 82.23 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Alfred C. Murdock and Jo Nell Murdock as Executor and Executrix of the Estate of Trissie L. Murdock, deceased, dated June 8, 1984 and recorded herewith.

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which has the address of 13 W. MOUNTAINVIEW AVE. GREENVILLE, S. CAROLINA 29609 (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 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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