

# Security Federal

MORTGAGE

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RECORDED  
JUL 2 1984  
DONNIE S. ...  
...ERLEY

THIS MORTGAGE is made this 1 day of June 1984 between the Mortgagor, Carl R. Blumenstein and Marjorie C. Blumenstein (herein "Borrower"), and the Mortgagee, Security Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States, whose address is 1233 Washington Street, Columbia, South Carolina, 29201 (herein "Lender").

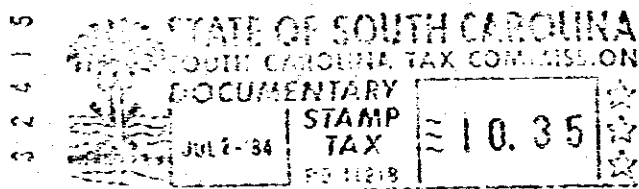
WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY-FOUR THOUSAND FOUR HUNDRED SEVENTY-SIX AND 07/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 1, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2005;

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 lot of land in the Town of Mauldin, County of Greenville, State of South Carolina, on the southerly side of Creekwood Court, and being shown and designated as Lot No. 80, on plat of Section Two, Forrester Woods, recorded in the RMC Office for Greenville County, S.C., in Plat Book "4-X, at Page 64, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Creekwood Court at the joint front corner of Lots No. 79 and 80, and running thence with the southerly side of Creekwood Court, S. 76-24 E. 110 feet to an iron pin; thence with the common line of Lots Nos. 80 and 81, S. 13-36 W. 150 feet to an iron pin; thence N. 76-30 W. 110 feet to an iron pin; thence with the common line of Lots Nos. 79 and 80, N. 13-36 E. 150 feet to the point of BEGINNING.

This being the same property conveyed to the grantors by deed of Michael A. Lippincott and Riva B. Lippincott recorded in Deed Book 1061 at Page 252 on July 26, 1977 in the RMC Office for Greenville County, S.C.



which has the address of 104 Creekwood Court, Greenville, S.C. (Street) (City) S.C. 29607 (State and Zip Code) (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.

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