

ADJUSTABLE MORTGAGE

GREENVILLE, S.C.
FILED
JUL 20 4 20 PM '84

THIS MORTGAGE made this 20th day of July 1984, between the Mortgagor, Hendrick Frederik Jacobs and Yvonne Bunice Jacobs (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

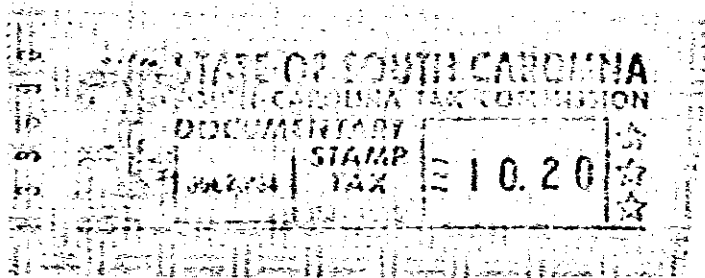
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-four Thousand (\$34,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 20, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 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 at the southeastern corner of the intersection of Cedar Lane Road (SC Highway 183) and Marion Road near the City of Greenville, County of Greenville, State of South Carolina, being shown as the westerly portion of a 2.78 acre tract shown on a plat prepared by Piedmont Engineering Service dated May, 1957, entitled "Property of J. P. Stevens & Co., Inc., Monaghan Plant, Greenville, SC," and having according to a plat prepared by Dalton & Neves, dated April 1958, entitled "Property of Henry M. Lee," recorded in the RMC Office for Greenville County in Plat Book GG, Page 167 the following metes and bounds:

BEGINNING at an iron pin at the southeastern corner of the intersection of Cedar Lane Road (SC Highway 183) and Marion Road, and running thence with the southern side of Cedar Lane Road (SC Highway 183) S 73-30 E 90 feet to an iron pin; thence continuing with the southern side of Cedar Lane Road (SC Highway 183) S 76-42 E 90 feet to an iron pin; thence S 38-11 W 150 feet to an iron pin; thence N 73-59 W 187.8 feet to an iron pin on the southeastern side of Marion Road; thence with the southeastern side of Marion Road N 41-30 E 150 feet to the point of beginning.

DERIVATION: This being the same property conveyed to Mortgagor herein by deed of Gordon E. Mann as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1277, Page 589, on July 20, 1984.



which has the address of 519 Cedar Lane Road Greenville, South Carolina 29611 (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.