

ADDRESS OF MORTGAGEE:
Post Office Box 408
Greenville, SC 29602

FILED
GREENVILLE, S.C.
JUL 27 4 07 PM '84
DONNIE W. HERSLEY
R.F.C.

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MORTGAGE

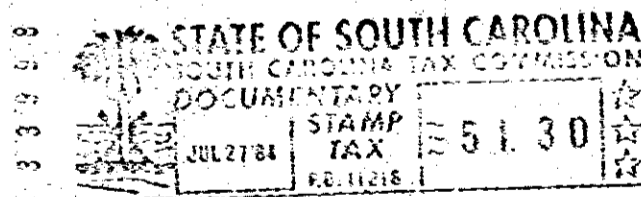
THIS MORTGAGE ("Security Instrument") is given on July 27
1984. The mortgagor is Peter San Miguel
("Borrower"). This Security Instrument is given to First Federal
Savings and Loan Association of South Carolina, which is organized and existing
under the laws of the United States of America, and whose address is 301 College Street,
Greenville, South Carolina 29601 ("Lender")
Borrower owes Lender the principal sum of One Hundred Seventy-One Thousand and No/100
Dollars (U.S. \$ 171,000.00). This debt is evidenced by Borrower's note
dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not
paid earlier, due and payable on August 1, 2014. This Security Instrument
secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and
modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this
Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument
and the Note. For the purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and
assigns the following described property located in Greenville County, South Carolina:

ALL that certain piece, parcel or lot of land, with all improvements
thereon, situate, lying and being in the County of Greenville, State
of South Carolina and being shown and designated as Lot 13, Club Forest
Subdivision on plat entitled, Property Survey for Peter San Miguel,
prepared by Arbor Engineering, dated July 3, 1984, and recorded in the
R.M.C. Office for Greenville County in Plat Book 100A at Page 43,
and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest portion of Club Forest Lane,
joint front corner with Lots Nos. 13 and 14; thence along the line of
Lot 14, S. 52-33 W. 182.76 feet to an iron pin; thence along the line
of Chanticleer Subdivision, S. 37-27 E. 108.31 feet to an iron pin;
thence along the line of Lot No. 12, N. 52-33 E. 186.74 feet to an iron
pin on Club Forest Lane; thence along the right-of-way, N. 39-33 W. 108.38
feet to the point of beginning.

This being the identical property conveyed to the Mortgagor herein by
deed of George Dumit dated July 27, 1984 and recorded July 27, 1984 in
the R.M.C. Office for Greenville County in Deed Book 1281 at Page
91.

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which has the address of 38 Club Forest Lane Greenville
(Street) (City)
South Carolina 29605 ("Property Address");
(Zip Code)

TO HAVE AND TO HOLD such property 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 rights and stock and all fixtures now or hereafter a part of the property. All
replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this
Security Instrument 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 and that the Property is unencumbered, except for encumbrances of record.
Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any
encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with
limited variations by jurisdiction to constitute a uniform security instrument covering real property.