

ESCROW

MORTGAGE

LOAN NUMBER 210001693

Vol 1074 970

Adjustable Rate Mortgage-South Carolina

THIS MORTGAGE is made this 26th day of JULY, 19 84, between the Mortgagor, DAVID R. HENDERSON AND JANICE A. HENDERSON

(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 SIXTY EIGHT THOUSAND FOUR HUNDRED & 00/100 Dollars, with interest, which indebtedness is evidenced by Borrower's Adjustable Rate Note dated JULY 26, 1984 (herein "Note"), payable in monthly installments and a final installment due on JULY 26, 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, on the southern side of Bendingwood Circle, being shown and designated as Lot No. 50 on plat of NORTHWOOD, Sec. 1, recorded in the RMC Office for Greenville County in Plat Book 7-X at Page 98, and being further shown on a more recent plat by Freeland & Associates, dated July 25, 1984, entitled "Property of David R. Henderson and Janice A. Henderson", recorded in the RMC Office for Greenville County in Plat Book 10-Y at Page 53, and having, according to said latter plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Bendingwood Circle, joint front corner of Lots Nos. 49 and 50, and running thence along the common line of said lots, S. 23-42 W. 152.6 feet to an iron pin; thence turning and running N. 70-44 W. 43.04 feet to an iron pin at the joint rear corner of Lots Nos. 50 and 51; thence running along the common line of said lots, N. 7-58 W. 155.0 feet to an iron pin on the southern side of Bendingwood Circle; thence along said Bendingwood Circle, S. 82-47-51 E. 53.0 feet to an iron pin; thence continuing with said Bendingwood Circle, S. 73-15-15 E. 74.0 feet to an iron pin, the point of beginning. This is the same property conveyed to the mortgagors herein by deed of Greer B. Holland, dated July 26, 1984 and recorded herewith.

which has the address of 3 BENDING WOOD CIRCLE, TAYLORS, South Carolina 29687 (herein "Property Address"); (Street) (City) (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.

31-385 (4/84) South Carolina

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