

CROFT & GAULT, ATTORNEYS  
P. O. Box 507  
Fountain Inn, S.C. 29644

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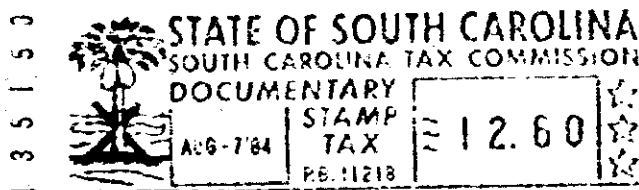
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### MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on August 6, 1984. The mortgagor is Larry S. Adair and Sherri P. Adair ("Borrower"). This Security Instrument is given to SOUTHEASTERN SAVINGS & LOAN CO., which is organized and existing under the laws of Asheville, North Carolina 28807, and whose address is P.O. Box 7626 ("Lender"). Borrower owes Lender the principal sum of Forty-two Thousand and No/100 Dollars (U.S. \$42,000.00). 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 September 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 this 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 situate, lying and being on Highway No 418, near the Town of Fountain Inn, Greenville County, South Carolina containing 1.79 acres as shown on a plat prepared for Larry S. Adair by John Woods, R.L.S., dated May 15, 1984 and recorded in the R.M.C. Office for Greenville County in Plat Book 10-P at Page 69 and more recently shown on plat prepared for Larry S. Adair by John Woods, R.L.S., revised August 6, 1984 and recorded in Plat Book 10-V at Page 98; reference being had to latter plat for a detailed metes and bounds description thereof.

This being the same property conveyed to the mortgagors herein by deed of Wilfred R. Adair dated May 17, 1984 and recorded in the RMC Office for Greenville County in Deed Book 1212 at Page 908 on May 18, 1984.



which has the address of Green Pond Road Fountain Inn South Carolina 29644 ("Property Address");

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 seized 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.

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