

Aug 8 1984
DONALD W. WILLEY

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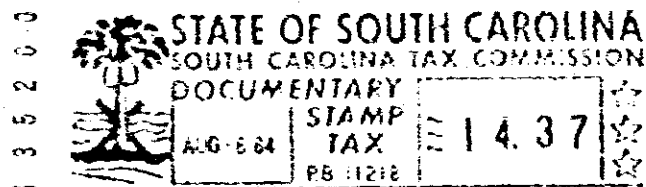
MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on August 8 1984. The mortgagor is Patrick H. Grills and Cathy W. Grills ("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 Forty-Seven Thousand Nine Hundred and No/100 Dollars (U.S. \$ 47,900.00). 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 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, lying and being in the State of South Carolina and County of Greenville, lying on Old Farris Bridge Road, near Berea, and shown as Lot No. 1 according to a plat for Huff and Brewer Developers dated July 5, 1983 by W. R. Williams, Jr., R.L.S. and recorded in Plat Book 9-11 at Page 9 in the Greenville County RMC Office. Reference to said plat is craved for a metes and bounds description.

This conveyance is made subject to restrictions recorded in the RMC Office for Greenville County on July 14, 1983 in Deed Book 1192 at Page 335 and all other zoning ordinances, setback lines, roads or passageways, easements and rights of way, if any, affecting the above described property.

This is the same property conveyed to the Mortgagors herein by general warranty deed of Huff and Brewer Developers, a General Partnership on August 8, 1984 and filed in the RMC Office for Greenville County on August 31, 1984 in Deed Book 1219 at Page 921.



which has the address of Route 1, Old Farris Bridge Road Greenville South Carolina 29611 ("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 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.

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