

Aug 17 4 15 PM '84

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### MORTGAGE

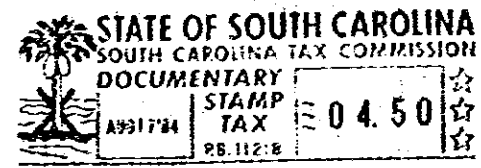
THIS MORTGAGE ("Security Instrument") is given on August 17, 1984. The mortgagor is Eugene L. Smith and Helen V. Smith ("Borrower"). This Security Instrument is given to Southern Equity Mortgage, Inc., which is organized and existing under the laws of South Carolina, and whose address is 745 N. Pleasantburg Drive, PO Box 16059, Greenville, South Carolina, 29606 ("Lender"). Borrower owes Lender the principal sum of Fifteen Thousand and no/100 Dollars (U.S. \$ 15,000.00). 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, 1999. 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 in the State of South Carolina, County of Greenville, City of Mauldin, being shown and designated as Lot No. 1 on a plat of HILLSBOROUGH, Section One, recorded in the RMC Office for Greenville County in Plat Book WW at Page 56 and having, according to a new plat prepared by Freeland & Associates for Eugene L. Smith and Helen V. Smith dated August 14, 1984, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Shadecrest Drive at the joint front corner of Lots No. 1 and No. 2 and running thence N. 45-30 W. 140.0 feet to an iron pin; thence N. 44-30 E. 140.0 feet to an iron pin on Old Mill Road; thence along said Road, S. 45-30 E. 115.0 feet to an iron pin at the intersection with Shadecrest Drive; thence S. 00-30 E. 35.3 feet to an iron pin on Shadecrest Drive; thence S. 44-30 W. 115.0 feet to an iron pin, point of beginning.

This being the same property conveyed to mortgagors by deed of Cornise Lee Riddle dated August 17, 1984, and recorded simultaneously herewith.

Power of Attorney is recorded in Book 219 at Page 619.



which has the address of 139 Shadecrest Drive Mauldin  
(Street) (City)  
 South Carolina 29662 ("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 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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