

R
E
C
E
I
V
E
D

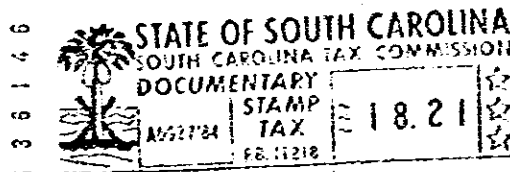
[Space Above This Line For Recording Data]

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on August 27, 1984. The mortgagor is WAYNE A. SCHERZ, of the County of Greenville, State of South Carolina, ("Borrower"). This Security Instrument is given to INVESTORS SAVINGS AND LOAN ASSOCIATION, which is organized and existing under the laws of the State of Virginia, and whose address is 5008 Monument Avenue, Richmond, Virginia 23230, ("Lender"). Borrower owes Lender the principal sum of Sixty Thousand Seven Hundred and No/100 Dollars (U.S. 560,700.00). 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 in the State of South Carolina, County of Greenville, being known and designated as Lot No. 2-3 of a subdivision known as WOODWIND TOWNHOUSES, PHASE VI according to a plat thereof dated July 17, 1984 prepared by Heaner Engineering Co., Inc. and recorded in the RMC Office for Greenville County, South Carolina, July 23, 1984, in plat book 10-M, page 33.

And being the same property conveyed to the mortgagor herein by deed from The Fortis Corporation dated August 27, 1984, to be recorded herewith.



which has the address of 532 Kentworth Street Mauldin South Carolina 29662 ("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.

600-6 21801

REC-2