



ESCROW **MORTGAGE** LOAN NUMBER 210001952
Adjustable Rate Mortgage — South Carolina VOL 1680 PAGE 513

THIS MORTGAGE, is made this 4th day of SEPTEMBER, 19 84,
between the Mortgagor,

DAVID E. KARR AND KATHERINE L. KARR

(herein "Borrower"),

and the Mortgage, 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 THREE THOUSAND AND 00/100

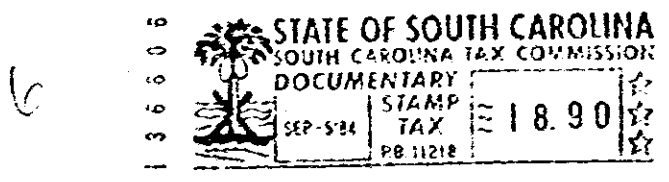
-----Dollars, (U.S. \$ 63,000.00)
with interest, which indebtedness is evidenced by Borrower's Adjustable Rate Note dated SEPTEMBER 4, 1984 (herein "Note"), payable in monthly installments and a final installment due on SEPTEMBER 4, 2014, with provision for periodic change in the interest rate and the 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 on the northern side of Rollinggreen Road, near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 49 as shown on a plat entitled "Wellington Green", dated October 11, 1961, prepared by Piedmont Engineering Service, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book YY at Page 29, and being further shown on a more recent plat by Freeland & Associates, dated August 30, 1984, entitled "Property of David E. Karr and Katherine L. Karr," and having, according to said plats, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Rollinggreen Road at the joint front corner of Lots Nos. 49 and 50 and running thence with the line of Lot No. 50, N. 30-44 E. 179.2 feet to an iron pin in the line of Lot No. 41 at the joint rear corner of Lots Nos. 49 and 50; thence with the line of Lot No. 41, S. 61-39 E. 34.0 feet to an iron pin at the joint rear corner of Lots Nos. 41 and 42; thence with the line of Lot No. 42, S. 57-23 E. 66.0 feet to an iron pin at the joint rear corner of Lots Nos. 48 and 49; thence with the line of Lot No. 48, S. 30-44 W. 178.4 feet to an iron pin on the northern side of Rollinggreen Road at the joint front corner of Lots Nos. 48 and 49; thence with the northern side of Rollinggreen Road, N. 59-16 W. 100.0 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Debra Sigel Ott, dated August 30, 1984 and recorded herewith.



which has the address of 205 ROLLINGGREEN ROAD GREENVILLE
(Street) (City)
South Carolina 29615 (herein "Property Address")
(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 seized 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.

Borrower and Lender covenant and agree as follows:
1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note and adjusted as provided herein; late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.

RECORDED

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