

First Federal of South Carolina
301 College Street
Greenville, S.C. 29601

05-333111-3

SEP 13 12 15 PM '84

MORTGAGE

VOL 1881 PAGE 406

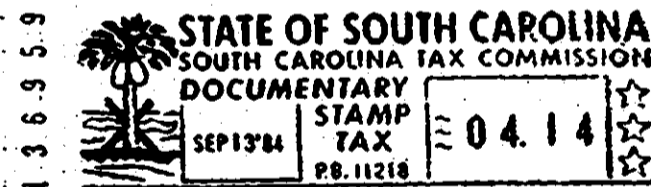
THIS MORTGAGE is made this 12th day of September, 1984, between the Mortgagor, JOSEPH B. MOSS and MARGARET P. MOSS, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of \$13,775.47, Thirteen thousand, three hundred seventy-five dollars and 47/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 12, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1994

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 21 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 eastern side of Fairmont Avenue near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 45 of a subdivision known as an Extension of Brookforest, plat of which is recorded in the RMC Office for Greenville County in Plat Book QQ at Page 17; said lot having such metes and bounds as shown thereon.

This being the same property conveyed to the Mortgagors herein by deed of Richard L. Ward and Karrol F. Ward recorded August 15, 1969, in the RMC Office for Greenville County, S.C., in Deed Book 874 at Page 121.



which has the address of 417 Fairmont Avenue, Greenville, South Carolina 29605 (herein "Property Address");

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 seised 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.

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