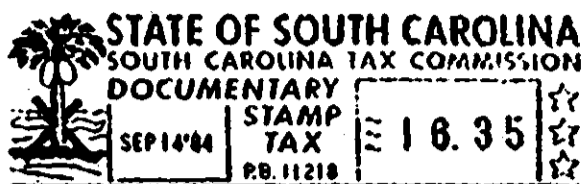


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DONNIE R. SLBY
R.M.A.



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SECURITY FEDERAL MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on September 14 1984. The mortgagor is Ronald F. Sims and Leslie A. Sims ("Borrower"). This Security Instrument is given to Security Federal Savings & Loan Association of South Carolina, which is organized and existing under the laws of the State of South Carolina and whose address is P.O. Box 11589, Columbia, South Carolina 29211 ("Lender"). Borrower owes Lender the principal sum of Fifty-four Thousand, Five Hundred and no/100 Dollars (U.S. \$ 54,500.00...). 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 October 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 piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being know and designated as Lot No. 3 on a plat entitled "Property of Ronald F. Sims and Leslie A. Sims" recorded in Plat Book 104, Page 19 in the RMC Office for Greenville County, South Carolina, and having, according to said plat the following metes and bounds to wit:

Beginning at an iron pin on the southern side of Timber Creek Court, said iron pin being 133 feet more or less from the intersection of Timber Creek Court and East Hills Drive and running thence S. 02-47 W. 143.3 feet to an iron pin; thence N. 85-35 W. 67.2 feet to an iron pin; thence N. 85-43 W. 22.0 feet to an iron pin; thence N. 03-12 W. 130.4 feet to an iron pin; thence N. 86-37 E. 103.3 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagor herein by Deed of A. P. League recorded in Deed Book 1221, Page 721, in the RMC Office for Greenville County, South Carolina.

which has the address of 5 Timbercreek Court, Taylors, South Carolina 29687
(Street) (City)
South Carolina ("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 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.

SOUTH CAROLINA—Single Family—FNMA/FHLMC UNIFORM INSTRUMENT

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