

FILED  
GREENVILLE, S.C.  
SEP 24 11 43 AM '84  
DORRIS W. WILKERSLEY  
R.M.C.

RECORD & INSTRUMENTS DIVISION

1682

(Space Above This Line For Recording Data)

### MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on September 24 1984. The mortgagor is R. NORRIS MORGAN, JR., AND TERESA F. MORGAN ("Borrower"). This Security Instrument is given to FIRST TRIDENT SAVINGS & LOAN CORPORATION, which is organized and existing under the laws of the United States of America, and whose address is 194 East Bay Street, Charleston, South Carolina 29402 ("Lender"). Borrower owes Lender the principal sum of Eighty-eight Thousand and No/100 Dollars (U.S. \$ 88,000.00). 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 October 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 piece, parcel or lot of land situate, lying and being on the North-western side of Rosebay Drive, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 43 as shown on a plat of Dove Tree, dated September 13, 1972, revised March 29, 1973, prepared by Piedmont Engineers & Architects, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-X at pages 21 through 23, and having, according to said plat and also according to a more recent plat entitled "Property of R. Norris Morgan, Jr., and Teresa F. Morgan", dated September 14, 1984, prepared by Freeland & Associates, the following metes and bounds:

BEGINNING at an iron pin on the Northwestern side of Rosebay Drive at the joint front corner of Lots Nos. 43 and 44, and running thence with the line of Lot No. 44 N. 52-31 W. 160 feet to an iron pin in the line of property now or formerly of Smith; thence with the line of said Smith property, the following courses and distances: N. 37-12 E. 86.6 feet to an iron pin, and thence N. 64-15 E. 61.6 feet to an iron pin at the joint rear corner of Lots Nos. 42 and 43; thence with the line of Lot No. 42 S. 36-22 E. 162.78 feet to an iron pin on the Northwestern side of Rosebay Drive; thence with the curve of the Northwestern side of Rosebay Drive, the chords of which are as follows: S. 57-13 W. 70.4 feet to an iron pin, and thence S. 37-17 W. 30 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Williams Street Development Corp., dated September 24, 1984, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1222 at page 471, on September 24, 1984.

which has the address of 101 Rosebay Drive, Greenville South Carolina 29615 ("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.

1682