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# SECURITY FEDERAL MORTGAGE

September 28  
1984 THIS MORTGAGE ("Security Instrument") is given on Erik E. Sprogis & Leslie A. Sprogis SS AS  
The mortgagor is Erik E. Sprogis & Leslie A. Sprogis ("Borrower"). This Security Instrument is given to Security Federal Savings and Loan Association of South Carolina which is organized and existing under the laws of the United States of America and whose address is P. O. Box 11900, Columbia, South Carolina 29211 ("Lender"). Borrower owes Lender the principal sum of One hundred forty-four thousand and NO/100 Dollars (U.S. \$ 144,000.00). 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, 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:

137331

STATE OF SOUTH CAROLINA  
DOCUMENTARY TAX COMMISSION  
OCT-24  
STAMP  
TAX  
R8.1128  
43.20

Erik E. Sprogis and Leslie A. Sprogis, their heirs and assigns, forever;

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. 29 on Plat of RICELAND CREEK SUBDIVISION, recorded in the R.M.C. Office for Greenville County, State of South Carolina, in Plat Book 9-W, at Page 8, reference to which is hereby made for a more complete description by metes and bounds.

This is a portion of the property conveyed to the Mortgagor by deed dated the 28th day of September 1984 by RICE PROPERTIES INC., and recorded in the R.M.C. Office for Greenville County, State of South Carolina in Deed Book 1223 at page 144 on the 2nd day of October 1984.

This conveyance is made subject to such easements, restrictions, zoning ordinances, setback lines, reservations and/or rights of way as may appear of record or on the premises.

which has the address of 116 Riceland Drive Simpsonville  
[Street] [City]  
South Carolina 29681 ("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

ERTS

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