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MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on October 31, 1984. The mortgagor is MICHAEL J. DRISCOLL and LORI K. DRISCOLL ("Borrower"). This Security Instrument is given to First 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 301 College Street, Greenville, South Carolina 29601 ("Lender").

Borrower owes Lender the principal sum of Sixty-Two Thousand and No/100 Dollars (U.S. \$62,000.00). 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 November 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 the 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 certain piece, parcel or lot of land, together with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the northerly side of Edwards Mill Court, near the City of Greenville, S. C., being known and designated as Lot No. 54 on plat entitled "Seven Oaks", prepared by C. O. Riddle, RLS, dated May 15, 1972, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 4R, at Page 6, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the northeasterly side of Edwards Mill Court, said pin being the joint front corner of Lots Nos. 54 and 55, and running thence with the joint line of said lots, N. 15-28 E. 226.7 feet to an iron pin at the joint rear corner of Lots Nos. 54 and 55; thence S. 56-40 W. 110 feet to an iron pin at the joint rear corner of Lots Nos. 72 and 73; thence S. 71-33 W. 112.8 feet to an iron pin on the rear line of Lot 52; thence S. 22-30 E. 80 feet to an iron pin at the joint rear corner of Lots Nos. 52 and 53; thence S. 40-07 E. 36.15 feet to an iron pin on Edwards Mill Court, at the joint front corner of Lots Nos. 53 and 54; thence with the northerly side of Edwards Mill Court, the chord of which is N. 71-58 E. 55 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Marjorie E. Gust and Stephen J. Gust dated October 12, 1984, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1225, at Page 364, on November 1, 1984.

3 NO. 184 which has the address of 4 Edwards Mill Court, Taylors
 South Carolina 29637 [Street] [City]
 ("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 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.

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