

ADJUSTABLE MORTGAGE

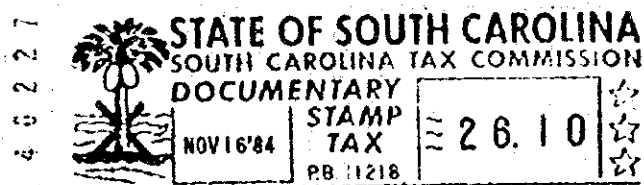
THIS MORTGAGE is made this 14th day of November 1984 between the Mortgagor, Marshall L. Styles and Joyce N. Styles (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings Bank, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty-seven Thousand and no/100 (\$87,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 14, 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 December 1, 2014

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 certain piece, parcel or lot of land, situate, lying and being in Grove Township, Greenville County, South Carolina, being shown and designated as lot number 37, containing 1.31 acres more or less, on that certain plat prepared by Curtis M. Applewhite, R.L.S. Number 4194, dated November 13, 1984 and recorded in the Office of the Clerk of Court for the County of Greenville, South Carolina, in Plat Book 11-B, at Page 19, and having the courses and distances, metes and bounds as upon said plat appear: BEING bound on the North by Lake El-Je-Ma Drive, on the East by lands now or formerly of Mahon on the South by lands now or formerly of J.W. Mahon, and on the West by Lot Number 36.

This being the same lot of land conveyed unto Mortgagor herein by deed of Brown Enterprises of South Carolina, Inc., a South Carolina Corporation, dated and recorded simultaneously herewith.



which has the address of Route 6, Box 538-A Piedmont SC 29673 (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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