

FILED
GREENVILLE CO. S.C.

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Nov 21 3 42 PM '84
DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE } MORTGAGE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

DIANNE FAIR

in the State aforesaid, hereinafter called the Mortgagor, sends greetings.

As used herein the word "Mortgagor" shall mean the maker of this mortgage and shall include one or more persons, partnerships or corporations as the context may require, and the word "Association" shall mean the Security Federal Savings and Loan Association of South Carolina, Greenville, S.C.

WHEREAS, the Mortgagor is well and truly indebted unto Security Federal Savings and Loan Association of South Carolina, a corporation chartered under the laws of the United States, as evidenced by Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Eight Thousand Four Hundred and No/100 (\$ 8,400.00) Dollars, with interest from date at the rate therein provided, until paid, said principal and interest to be paid in monthly installments and applied as therein provided, the last of which shall be due and payable on the 1st day of December, 19 94; which note further provides, among other things, that upon failure of the Mortgagor to abide by the By-Laws, rules or regulations of the Association or any of the covenants herein contained, or upon default in payment of any installment the Association may, at its option, declare the full amount due thereunder immediately due and payable, together with a reasonable sum as an attorney's fee if placed in the hands of an attorney, and this mortgage enforced for payment thereof; and,

WHEREAS, this mortgage is given to secure the principal indebtedness as hereinabove set forth, as evidenced by said promissory note, together with any advances necessary for the protection of the security, interest on said principal and advances, costs and attorney's fees.

NOW, KNOW ALL MEN BY THESE PRESENTS, That the said Mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Security Federal Savings and Loan Association of South Carolina, according to the terms of the said note, and also, in consideration of the further sum of Three (\$3.00) Dollars to the said Mortgagor in hand well and truly paid by the said Security Federal Savings and Loan Association of South Carolina, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Security Federal Savings and Loan Association of South Carolina, its successors and assigns:

ALL that lot of land in Greenville County, State of South Carolina, lying on the Northern side of a Turnaround lying at the end of New Street, being shown as Lot No. 1 on Plat of the property of Juanita W. Patrick, recorded in Plat Book HH, Page 1, and as shown on a more recent plat prepared for Dianne Fair by Carolina Surveying Company, dated October 19, 1984, and recorded in the RMC Office for Greenville County in Plat Book 11-C, at Page 62, and having, according to said plat, the following metes and bounds:

400
6
BEGINNING at an iron pin on the northern side of New Street, at the joint front corner of Lots 1 and 6, which pin is 625 feet, more or less, northeast of the intersection of said street with Washington Avenue (formerly Washington Road); thence running with the line of Lot 6, N. 47-20 W. 168.4 feet to an iron pin; thence running N. 41-03 E. 79.3 feet to an iron pin; thence running with the line of Lot 2, S. 36-01 E. 140 feet to an iron pin; thence running with the turnaround on New Street above referred to, the chord of which is S. 9-53 W. 61.6 feet to an iron pin to the beginning point.

21801
BEING the same property conveyed to the mortgagor by deed of Maude H. Miller, dated November 16, 1984, and recorded in the RMC Office for Greenville County in Deed Book 1226, at Page 998.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
NOV 21 '84
TAX
PB 11218
02.52

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