

FILED
GREENVILLE CO. S.C.

VOL 1691 PAGE 471

Nov 27 4 07 PM '84 MORTGAGE

THIS MORTGAGE is made this 27th day of November 1984, between the Mortgagor, James R. Russell and Jean M. Russell (herein "Borrower"), and the Mortgagee, Southern Equity Mortgage, Inc., a corporation organized and existing under the laws of South Carolina, whose address is 745 N. Pleasantburg Drive, P. O. Box 16059, Greenville, South Carolina 29606 (herein "Lender").

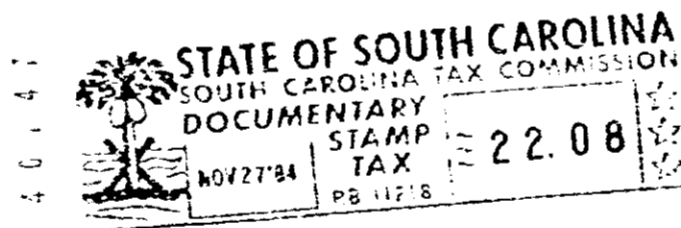
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy-Three Thousand Six Hundred and no/100 (\$73,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 27, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2013

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, with any and all improvements thereon, lying, being and situate at the southwest corner of the intersection of Pebble Stone Lane and Pebble Creek Way, in Greenville County, South Carolina, being shown and designated as Lot No. 43 on a plat entitled "PEBBLECREEK, PHASE IV, SECTION II", by Freeland and Associates, dated July 18, 1979, recorded in Plat Book 7-C at Page 47 in the R.M.C. Office for Greenville County, and having such courses and distances, metes and bounds as will be shown by reference to said plat, which plat is incorporated herein by reference.

This conveyance is subject to all restrictions, set-back lines, roadways, zoning ordinances, easements and rights of way, if any, affecting the above-described property.

This is the identical property conveyed to the Mortgagors by Duane W. Cross and Lulaclay H. Cross by Deed recorded simultaneously herewith.



which has the address of 104 Pebble Stone Lane, Taylors, South Carolina 29687 (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.

SOUTH CAROLINA—1 to 4 Family—6/75—FNMA/FHLMC UNIFORM INSTRUMENT

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