

FILED
GREENVILLE, S.C.
Nov 30 4 23 PM '84
DONNIE S. FAULKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

Security Federal Savings
& Loan Association

Frank E. Pullen, Jr.
Robin K. Pullen

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

I. H. Philpot, Jr.

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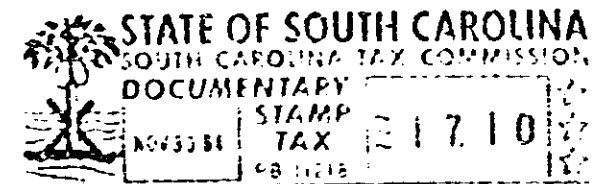
SECURITY FEDERAL
MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on November 30, 1984. The mortgagor is FRANK E. PULLEN, Jr. and ROBIN K. PULLEN ("Borrower"). This Security Instrument is given to Security Federal Savings and Loan Association, which is organized and existing under the laws of the United States of America, and whose address is Post Office Box 7488, Columbia, South Carolina 29202 ("Lender"). Borrower owes Lender the principal sum of FIFTY-SEVEN THOUSAND Dollars (U.S. \$ 57,000.00). 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 December 1, 2004. 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:

ALL that certain piece, parcel, or lot of land, situate, lying and being in Greenville County, South Carolina, being shown and designated as Lot 51 on a Plat of LAKEWOOD ON THE SALUDA, recorded in the RMC Office for Greenville County in Plat Book QQ, at Page 15, and having, according to a more recent survey prepared by Jones Engineering & Land Surveying, dated November 28, 1984, recorded in Plat Book H-C, at Page 97, the following metes and bounds:

BEGINNING at an iron pin on the southern side of Shore Drive, joint front corner of Lots 50 and 51, and running thence with the common line of said Lots, S 30-07 E, 150.45 feet to an iron pin; thence with the rear line of Lot 51, N 63-32 E, 94.68 feet to an iron pin, joint rear corner of Lots 51 and 52; thence with the common line of said Lots, N 33-44 W, 166.35 feet to an iron pin on the southern side of Shore Drive; thence with Shore Drive, S 53-24 W, 84.55 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by Mary S. Andrews (formerly Mary B. Sloan) by deed dated November 30, 1984, to be recorded simultaneously herewith.



which has the address of 35 Shore Drive, Greenville (Street) (City)
South Carolina 29611 ("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.

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