

FILED  
GREENVILLE CO. S.C.

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Dec 12 1 30 PM '84

### MORTGAGE

**R.M.C.**  
THIS MORTGAGE is made this 30th day of November, 1984, between the Mortgagor, THOMAS C. WATERS and FRANCES B. WATERS, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

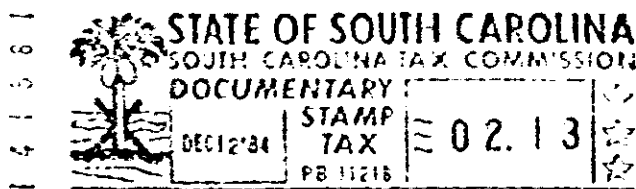
WHEREAS, Borrower is indebted to Lender in the principal sum of \$7,081.13 SEVEN THOUSAND EIGHTY-ONE AND 13/100----- Dollars, which indebtedness is evidenced by Borrower's note dated November 30, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on Dec. 31, 1989

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 Greenville County, South Carolina, being shown and designated as Lot No. 25 on a plat of ROSEWOOD PARK recorded in the RMC Office for Greenville County in Plat Book TT at Page 30, and having, according to a more recent survey by Freeland & Associates dated December 18, 1978, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Lynn Drive, joint front corner of Lots 25 and 26, and running thence with the common line of said lots S. 3-46 E. 146 feet to an iron pin; thence with the rear line of Lot 25, S. 79-57 W. 142 feet to an iron pin on the eastern side of Idonia Drive; thence with Idonia Drive N. 4-22 E. 100 feet to an iron pin; thence continuing with Idonia Drive N. 6-00 W. 38.2 feet to an iron pin; thence with the curve of Idonia Drive (the chord being N. 49-34 E.) 27.65 feet to an iron pin on the southern side of Lynn Drive; thence with Lynn Drive N. 82-00 E. 106.6 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Kenneth E. Walker recorded December 20, 1978, in the RMC Office for Greenville County, S.C., in Deed Book 1094 at Page 79.



which has the address of 2 Lynn Drive, Taylors,  
(Street) (City)

South Carolina 29687 (herein "Property Address");  
(State and Zip Code)

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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