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GREENVILLE CO. S.C.

VOL 1695 PAGE 310

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DONNIE S. TANKERSLEY
R.M.C.

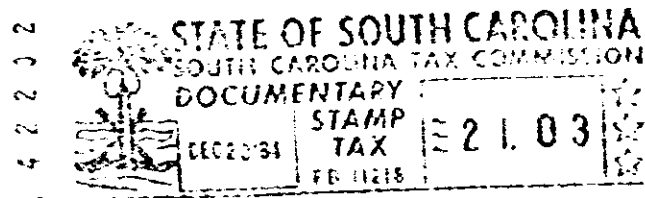
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MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on
 19..... The mortgagor is CREEKSIDE DEVELOPERS (a South Carolina General Partnership) ("Borrower"). This Security Instrument is given to First Federal Savings and Loan Association of South Carolina, which is organized and existing under the laws of the United States of America, and whose address is 301 College Street, Greenville, South Carolina 29601 ("Lender").
 Borrower owes Lender the principal sum of Seventy Thousand One Hundred and no/100ths Dollars (U.S. \$ 70,100.00). 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 19, 1985. 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 the 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, with all buildings and improvements now or hereafter constructed thereon, situate, lying and being off the northeastern side of Creekside Drive, in Greenville County, South Carolina, being shown as Unit 16 of CREEKSIDE VILLAS P.U.D., PHASE II, made by Arbor Engineering, Inc., dated December 30, 1983, recorded in the RMC Office for Greenville County, S. C., in Plat Book 9-W, page 79, and being shown on an as-built survey made by Carolina Engineering Company, dated November 30, 1984, recorded in the RMC Office for Greenville County, S. C., in Plat Book 11D, page 65, reference to which is hereby craved for the metes and bounds thereof.

The above property is a portion of the same conveyed to Creekside Developers, a South Carolina General Partnership, by deed of Davidson-Vaughn, a South Carolina General Partnership, dated October 22, 1984, recorded on October 23, 1984 in the RMC Office for Greenville County, S. C., in Deed Book 1224, page 727.



which has the address of Lot 16, Creekside Villas Taylors
(Street) (City)
 South Carolina 29687 ("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 seized 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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