

Mortgagee's Mailing Address:  
1500 Hampton Street  
Columbia, S. C.

Vol 1335 Page 405

### ADJUSTABLE MORTGAGE

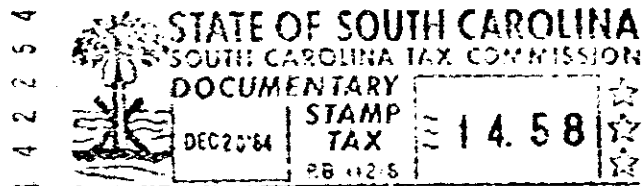
**FILED**  
**GREENVILLE CO. S.C.**  
THIS MORTGAGE is made this 20th day of December  
1984 at Greenville, South Carolina, by the Mortgagor, Andrew Balent and Roxie H. Balent  
(herein "Borrower"), and the Mortgagee, South Carolina Federal Savings Bank, a corporation organized and existing  
under the laws of the State of South Carolina, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein  
"Lender"). **R.M.C.**

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Eight Thousand, Five  
Hundred Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note  
dated December 20, 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 January 1, 2015

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the pay-  
ment 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 unit, situate, lying and being in the State  
of South Carolina, County of Greenville, being known and designated as Unit No.  
B-101 of Court Ridge Horizontal Property Regime as is more fully described in  
Declaration (Master Deed) dated July 30, 1984, and recorded in the RMC Office  
for Greenville County, S. C. in Deed Book 1218 at Pages 803 through 872, inclusive,  
and survey and plot plan recorded in the RMC Office for Greenville County in Plat  
Book 10M at Pages 42, 43 and 44.

This being the same property conveyed to the mortgagors herein by deed of  
Court Ridge Associates of even date and to be recorded herewith.



which has the address of Unit B-101 Court Ridge, 2601 Duncan Chapel Road, Greenville  
[Street] [City]  
S. C. 29609 (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 gen-  
erally 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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