

FILED
GREENVILLE CO. S.C.

DEC 28 11 47 AM '84

DONNIE S. TANKERSLEY
R.M.C.

VOL 1696 PAGE 207

0202

(Space Above This Line For Recording Data)

MORTGAGE

No. _____

THIS MORTGAGE ("Security Instrument") is given on December 20, 1984. The mortgagor is Dale L. Morgan and Nona M. Morgan ("Borrower"). This Security Instrument is given to C. & S. Real Estate Services, Inc., which is organized and existing under the laws of South Carolina, and whose address is 5900 Core Ave., P.O. Box 10636, Charleston, SC, 29411 ("Lender"). Borrower owes Lender the principal sum of Eighty-one Thousand Seven Hundred and No/100 Dollars (U.S. \$ 81,700.00). 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 January 1, 2015. 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 lot of land, together with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, on the northern side of Bethel Road, being shown as Lot No. 4 on a plat of Bethel Heights Subdivision, dated July 9, 1974, prepared by Enwright Associates, and recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book 4-R at Page 72 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the northern side of Bethel Road at the joint front corner of Lots Nos. 3 and 4 and running thence with the line of Lot No. 3, N. 26-46-40 W., 159.49 feet to an iron pin at the joint rear corner of Lots Nos. 3 and 4; thence N. 64-20 E., 128 feet to an iron pin at the joint rear corner of Lots Nos. 4 and 5; thence with the line of Lot No. 5, S. 23-54-10 E., 160.76 feet to an iron pin on the northern side of Bethel Road; thence with said road, S. 65-35 W., 97 feet to an iron pin; thence still with said road, S. 62-06 W., 23 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of William D. Jones and Patsy A. Jones recorded in the R.M.C. Office for Greenville County in Deed Book _____ at Page _____ on the 28 day of December, 1984.

GCTO
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which has the address of Bethel Road Simpsonville
[Street] [City]
South Carolina 29681 ("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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