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GREENVILLE CO. S.C.
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DONNIE S. TANKERSLEY
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MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on December 27, 1984. The mortgagor is James R. Murray, Jr. and Ann M. Murray ("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 FIFTY-ONE THOUSAND THREE HUNDRED Dollars (U.S. \$ 51,300.00). 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 February 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 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 unit situate, lying and being in Greenville County, South Carolina, being shown and designated as Apt. Unit Number 6 of WASHINGTON PARK EAST HORIZONTAL PROPERTY REGIME, as more fully described in MASTER DEED dated November 22, 1982, recorded in the RMC Office for Greenville County in Deed Book 1177, at Pages 691 through 731, inclusive; First Amendment recorded in Deed Book 1197, Page 83; Second Amendment recorded in Deed Book 1224, Page 788, and Revised Survey and Plot Plan recorded in Plat Book 10-M, at Page 64; also access easement rights as set out in Revised Exhibit A, which is attached to the Second Amendment.

This conveyance is made subject to any and all reservations, easements, rights of way, zoning ordinances, restrictions and/or protective covenants as set out in MASTER DEED, Exhibits and Appendices attached thereto, recorded Plats, or as may appear on the premises.

This is the same property conveyed to the Mortgagors herein by deed of Wesco, Inc., to be recorded simultaneously herewith.

which has the address of 1200 East Washington Street, Unit No. 6 Greenville, South Carolina 29601 ("Property Address");

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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