

FILED
JAN 10 1984
Doris S. Tankersley

#16-3200003

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MORTGAGE

060320000-3

976

THIS MORTGAGE is made this 28th day of December, 1983, between the Mortgagor, Modern Home Builders, Inc., (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 (\$25,014.04) Twenty-Five Thousand, fourteen and 04/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 22, 1983, (herein "Note"), providing for monthly installments of principal ~~err~~ by Piedmont Engineers dated December 6, 1963.

This is the identical property conveyed to Modern Home Builders, Inc. by deed of Steven E. Hollins dated Dec 22, 1983 in the Office of the Clerk of Court for Greenville County, South Carolina.

27377
PAID SATISFIED AND CANCELLED
First Federal Savings and Loan Association
of South Carolina

Vicky Brennan
February 23, 1984
Witness: Kathy Bishop
Sheri J. Carroll

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DEED BOOK

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which has the address of 27377 (City) (State and Zip Code) (herein "Property Address");

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 seized 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.

SOUTH CAROLINA — 1 to 4 Family—6-75—FNMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Para. 34)
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1328-72