

BOOK 86 PAGE 975

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**MORTGAGE**

DONNIE S. LUKERSLEY  
Lender

THIS MORTGAGE is made this 24th day of February, 1984, between the Mortgagor, Redca 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 Sixty Two Thousand and Eight Hundred and NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 24, 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 February 24, 1985

running along said property line S54-39W, 198.75 feet to an iron pin; thence turning and running along property now or formerly owned by Paul Costello, 40 feet to an iron pin; thence turning and running along a 30 foot Sanitary Sewer Easement N54-36E, 200.6 feet to an iron pin; thence turning and running along Cannon Circle S35-17E, 115.00 feet to an iron pin, the POINT OF BEGINNING.

Savings and Loan Association of S. C.

5276

*Donnie S. Lukersley*  
Authorized Signature  
STATE OF SOUTH CAROLINA  
DEPT. OF REVENUE TAX COMMISSION  
DOCUMENTARY TAX  
25.12  
WITNESS *[Signature]*

FILED  
GREENVILLE, S.C.  
AUG 17 3 05 PM '84  
DONNIE S. LUKERSLEY

AUG 17 1984

2 AUG 17 84 1250

2.0001

1 FEB 24 84

667

4.0001

This being the same property from Oak Trust by deed recorded February 24, 1984 in Deed Book 1206 at page 883.

which has the address of Lot 1/7, Cannon Circle, Pine Brook Forest (City)  
(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 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—675—FNMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Para. 20)