79 S. C 79 179 37 PSLEY

MORTGAGE

19 79, between the Mortgagor, JEFFREY M. CREED — (herein "Borrower"), and the Mortgagoc, First Federa Savings and Loan Association, a corporation organized and existing under the laws of the United State of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender"). WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-eight Thousand Four Hundred Fifty and No/100 (\$228,450.00)— Dollars, which indebtedness is evidenced by Borrower' note dated August 24, 1979 (herein "Note"), providing for monthly installments of principa and interest, with the balance of the indebtedness, if not sooner paid, due and payable on Expressher 1, 2009 TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment 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 hereit 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 locates in the County of Expression of South Carolina; as more particularly described in Master Deed and Declaration of Condominium, dated July 31, 1979, recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1108 at page 812 on August 7, 1979. The within conveyance is made subject to the reservations, restrictions and limitations on use of the above described premises and all covenants and obligations set forth in the aforesaid Master Deed and Declaration of Condominium, with all amendments thereto, and as set forth in the By-Laws of Balfer Court Association, Inc., attached thereto as amended and as the same may hereafter from time to time be amended; all of said reservations, agreements, obligations, conditions and provisi	r	THIS MORTGAGE is made this	24th	day of	August
Savings and Loan Association, 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 Twenty-eight Thousand Four Bundred Fifty and No/100 (\$28,450,00)- Dollars, which indebtedness is evidenced by Borrower's note dated. August 24, 1979. (herein "Note"), providing for monthly installments of principa and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2009. TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protec the security of this Mortgage, and the performance of the covenants and agreements of Borrower hereit 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 Condominations, State of South Carolina. Unit No. 1, Balfer Court Condominiums, Horizontal Property Regime, situate on Balfer Court Condominiums, Horizontal Property Regime, situate on Balfer Court Scatcularly described in Master Deed and Declaration of Condominium, dated July 31, 1979, recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1108 at page 812 on August 7, 1979. The within conveyance is made subject to the reservations, restrictions and limitations on use of the above described premises and all covenants and biligations set forth in the aforesaid Master Deed and Declaration of Condominium, with all amendments thereto, and as set forth in the By-Laws of Balfer Court Association, Inc., attached thereto as amended and as the same may hereafter from time to time be amended; all	19_	$\frac{79}{1}$, between the Mortgagor,	JEFFREY M. CREE	D	
Hundred Fifty and No/100 (\$28,450,00)— Dollars, which indebtedness is evidenced by Borrower', note dated August 24, 1979 (herein "Note") providing for monthly installments of principa and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2009. TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment 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 hereit 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	Sav of A	vings and Loan Association, a co	rporation organized a	and existing under th	e laws of the United State
thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protec the security of this Mortgage, and the performance of the covenants and agreements of Borrower hereif contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower be 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	not and	indred Fifty and No/100 (\$28) te dated August 24, 1979 d interest, with the balance of th	3,450,00) ~ Dollars, , (herein "Note"),	which indebtedness providing for month	is evidenced by Borrower ly installments of princip
situate on Balfer Court, in the County of Greenville, State of South Carolina, as more particularly described in Master Deed and Declaration of Condominium, dated July 31, 1979, recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1108 at page 812 on August 7, 1979. The within conveyance is made subject to the reservations, restrictions and limitations on use of the above described premises and all covenants and obligations set forth in the aforesaid Master Deed and Declaration of Condominium, with all amendments thereto, and as set forth in the By-Laws of Balfer Court Association, Inc., attached thereto as amended and as the same may hereafter from time to time be amended; all of said reservations, agreements, obligations, conditions and provisions are incorporated in the within deed by reference and constitute covenants running with the land, equitable servitudes and liens to the extent set forth in said documents and as provided by law, all of which are hereby accepted by the Mortgagor herein and his heirs, administrators, executors and assigns. This is the identical property conveyed to the Mortgagor herein by deed of C. R. Maxwell, dated August 24, 1979, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book	the the con Len	reon, the payment of all other sur e security of this Mortgage, and the stained, and (b) the repayment of ander pursuant to paragraph 21 h ant and convey to Lender and Len	ns, with interest there he performance of the of any future advanc ereof (herein "Future der's successors and	eon, advanced in acce e covenants and agre es, with interest the e Advances"), Borrov assigns the following	ordance herewith to prote ements of Borrower here eon, made to Borrower I ver does hereby mortgag described property locate
and limitations on use of the above described premises and all covenants and obligations set forth in the aforesaid Master Deed and Declaration of Condominium, with all amendments thereto, and as set forth in the By-Laws of Balfer Court Association, Inc., attached thereto as amended and as the same may hereafter from time to time be amended; all of said reservations, agreements, obligations, conditions and provisions are incorporated in the within deed by reference and constitute covenants running with the land, equitable servitudes and liens to the extent set forth in said documents and as provided by law, all of which are hereby accepted by the Mortgagor herein and his heirs, administrators, executors and assigns. This is the identical property conveyed to the Mortgagor herein by deed of C. R. Maxwell, dated August 24, 1979, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book // C. at page // O. on August 24, 1979.		situate on Balfer Court Carolina, as more parti of Condominium, dated J Greenville County, Sout	c, in the County of cularly described July 31, 1979, red	of Greenville, St I in Master Deed corded in the R.M	ate of South and Declaration .C. Office for
C. R. Maxwell, dated August 24, 1979, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book // O at page /// on August 24, 1979.	and limitations on use of the above described premises and all covand obligations set forth in the aforesaid Master Deed and Declaration of Condominium, with all amendments thereto, and as set forth in the Laws of Balfer Court Association, Inc., attached thereto as amended as the same may hereafter from time to time be amended; all of sating the same may hereafter from time to time be amended; all of sating the same reservations, agreements, obligations, conditions and provisions a incorporated in the within deed by reference and constitute coverations with the land, equitable servitudes and liens to the extension of the said documents and as provided by law, all of which are haccepted by the Mortgagor herein and his heirs, administrators, expenses.				
		C. R. Maxwell, dated Au for Greenville County,	gust 24, 1979, ar	d recorded in the	e R.M.C. Office
				e e e	on a comb

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."

_(herein "Property Address");

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 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 24

South Carolina 29615

(State and Zip Code)

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