FILED
GREENVILLE CO. S.C.
JUN 19 3 00 PM '80
RMC

MORTGAGE

THIS MORTGAGE is made this 19th day of June, 1980, between the Mortgagor, NANCY C. SIMMONS (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY NINE THOUSAND SEVEN HUNDRED & No/100 ($29,700.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 19, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2010;

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 herein 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, State of South Carolina:

ALL that certain piece, parcel or condominium unit located, lying and being in the County of Greenville, State of South Carolina, in the City of Greenville, being known and designated as Unit No. 82 of FARIS RIDGE HORIZONTAL PROPERTY REGIME, as created by Master Deed recorded in the Greenville County RMC Office on May 16, 1979, in Deed Book 1102 at Page 618, and as further shown on a plat thereof recorded in the Greenville County RMC Office in Plat Book 6-V at Page 96. Reference to said Master Deed and plat is hereby craved for a more complete and accurate description thereof.

This is the same property conveyed to the mortgagor herein by deed of Coy L. Huffman, III and Theresa M. Huffman, dated June 19, 1980, and recorded simultaneously herewith.

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP TAX
$11.00

which has the address of Unit 82, Faris Ridge Condominiums, Faris Circle, (Street) (City)
Greenville, S. C. (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 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.

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