

Security Federal

BOOK 1623 PAGE 287

AUG 30 10 35 AM '83 MORTGAGE

DONNIE S. WATKINS

R.M.C.

THIS MORTGAGE is made this 24th day of August 1983, between the Mortgagor, James A. Binger and Sheila R. Binger

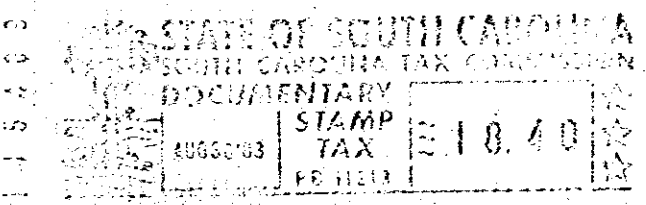
(herein "Borrower"), and the Mortgagee, Security Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States, whose address is 1233 Washington Street, Columbia, South Carolina, 29201 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Six Thousand and No/100 (\$46,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 24, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2013

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 lot of land in Greenville County, State of South Carolina, being shown as Lot No. 15 on plat of Property of W. C. McDaniel, recorded in the R.M.C. Office for Greenville County in Plat Book F, at page 186 said lot fronting on Jones Avenue, reference to which is hereby craved for a more complete description thereof.

This is the same property conveyed to the Mortgagors herein by Deed from O. Samuel Boan, Jr., dated April 29, 1981 and recorded in the R.M.C. Office for Greenville County in Deed Book 1147 at page 185 on April 30, 1981.



which has the address of 407 Jones Avenue Greenville, S.C. 29605 (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 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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