

GENERAL RECORDS
FEB 10 1984
SOUTH CAROLINA
R.M.C.

1047 623

MORTGAGE

THIS MORTGAGE is made this 10th day of February, 1984, between the Mortgagor, THOMAS LAYTON CULBRETH AND CATHY BUCK CULBRETH, (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").

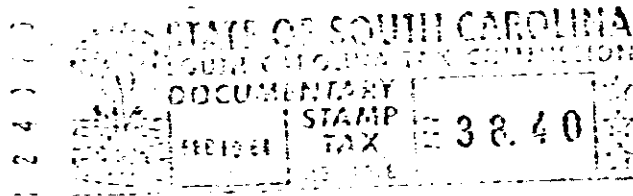
WHEREAS Borrower is indebted to Lender in the principal sum of NINETY SIX THOUSAND AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 10, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2014.....;

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 lot of land with the buildings and improvements thereon lying and being on the northeasterly side of Sugar Creek Lane, near the City of Greenville, South Carolina, being known and designated as Lot 139 on Plat entitled "Map 4, Section 1 Sugar Creek", as recorded in the R.M.C. Office for Greenville County in Plat Book 5-D at Page 72, and having, according to a more recent survey prepared by Freeland and Associates, dated February 9, 1984, entitled "Property of Thomas Layton Culbreth and Cathy Buck Culbreth", the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots 139 and 140 and running thence N. 71-13-21 E. 121.30 feet to an iron pin; thence running with the line of Lot 154, S. 13-56-53 E. 55.63 feet to an iron pin; thence running with the line of Lot 155 S. 27-25-13 E. 100.93 feet to an iron pin; thence running with the line of Lot 138 S. 89-40-00 E. 162.07 feet to an iron pin; thence turning and running with Sugar Creek Lane N. 0-20 E. 24.66 feet to an iron pin; thence continuing N. 09-13-19 W. 79.97 feet to an iron pin, the point of BEGINNING.

THIS is the same property conveyed to the Mortgagors herein by deed of N. J. Runnion, dated February 10, 1984 and recorded simultaneously herewith.



which has the address of 123 Sugar Creek Lane Greer,
(Street) (City)
South Carolina 29651 (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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