

VL 1658 346

# MORTGAGE

FILED  
GREENVILLE CO. S.C.  
1984  
APR 22 11 02 AM  
THIS MORTGAGE is made this 18th day of April 1984, between the Mortgagor, ROBERT EUGENE PARKS and CARYL B. PARKS (herein "Borrower"), and the Mortgagee, FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF HENDERSONVILLE, a corporation organized and existing under the laws of the United States of America, whose address is 5th at Church - Hendersonville, North Carolina 28739 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY-FOUR THOUSAND EIGHT HUNDRED & NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 18, 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 April 1, 2004.

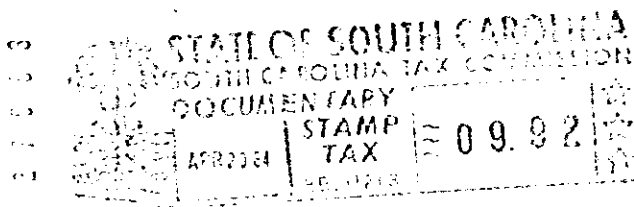
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, together with improvements thereon, situate on the westerly side of East Lake Shore Drive in the County of Greenville, State of South Carolina, being shown as Lot No. 484 on a plat of Lake Lanier Subdivision recorded in Plat Book G at page 63 and 64 in the R.M.C. Office for Greenville County, and also being shown on a plat of the property of Gene and Caryl Parks dated March 8, 1984, prepared by Wolfe & Huskey, Inc., recorded in Plat Book \_\_\_\_\_ at page \_\_\_\_\_ in the R.M.C. Office for Greenville County, and having, according to said latter plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of East Lake Shore Drive at the joint front corner of Lot 484 and Lot 485, and running thence with Lot 485, S. 59-08 W. 103.24 feet to an iron pin at the joint rear corner of Lot 484 and Lot 485; thence N. 23-08 W. 55.59 feet to an iron pin at the joint rear corner of Lot 483 and Lot 484; thence with Lot 483, N. 62-53 E. 94.49 feet to an iron pin on East Lake Shore Drive; thence with said drive, S. 32-30 E. 49.75 feet to the point of beginning.

This is the same property conveyed to mortgagors herein by deed of Colette G. Coleman dated March 19, 1984, to be recorded herewith.

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Robert E + Caryl B. Parks

which has the address of East Lake Shore Drive, Landrum, South Carolina 29356 (herein "Property Address");

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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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