



MORTGAGE

VOL 1680 PAGE 775

Adjustable Rate Mortgage — South Carolina

THIS MORTGAGE, is made this 6TH day of SEPTEMBER, 19 84, between the Mortgagor, JOHN W. DONNAHOO, JR., AND VALERIE J. DONNAHOO

(herein "Borrower"), and the Mortgage, ROOSEVELT FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 900 Roosevelt Parkway, Chesterfield, Missouri 63017 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the original principal amount of

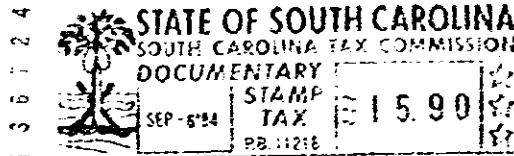
FIFTY THREE THOUSAND AND NO/100----- Dollars, (U.S. \$ 53,000.00 ) with interest, which indebtedness is evidenced by Borrower's Adjustable Rate Note dated SEPTEMBER 6, 1984 (herein "Note"), payable in monthly installments and a final installment due on SEPTEMBER 6, 2014, with provision for periodic change in the interest rate and the monthly payment amount, a true copy of which Note is annexed to this Mortgage and is incorporated by reference herein as a part hereof.

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 20 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 piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the northern side of East Mill Court, being shown and designated as Lot No. 25 on plat of OLD MILL ESTATES, Section 3, recorded in the R.M.C. Office for Greenville County in Plat Book 8-P at Page 3, and being further shown on a more recent plat by Freeland & Associates, dated September 4, 1984, entitled "Property of John W. Donnahoo, Jr. and Valerie J. Donnahoo", recorded in Plat Book 16-W at Page 97 in the R.M.C. Office for Greenville County, and having, according to said plats, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of East Mill Court at the joint front corner of Lots Nos. 25 and 26, and running thence along the common line of Lots Nos. 25, 26 and 27, N. 20-25-42 E. 242.75 feet to an iron pin; thence turning and running along the common line with property now or formerly belonging to Anna Josephine Sammons, S. 77-35-26 E. 50.0 feet to an iron pin at the joint rear corner with Lot No. 24; thence running along the common line of Lots Nos. 24 and 25, S. 8-33 W. 240.03 feet to an iron pin on the northern side of East Mill Court; thence along said East Mill Court, N. 78-00 W. 100.0 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Furman Cooper Builders, Inc., dated September 6, 1984, and recorded herewith.



which has the address of 3 EAST MILL COURT TAYLORS (City) South Carolina 29687 (Zip Code) (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 seized 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.

Borrower and Lender covenant and agree as follows:

- 1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note and adjusted as provided herein; late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.

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