

FILED
GREENVILLE, S.C.
Nov 30 10 19 AM '84
DONNIE S. HARRIS
R.M.C.

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MORTGAGE

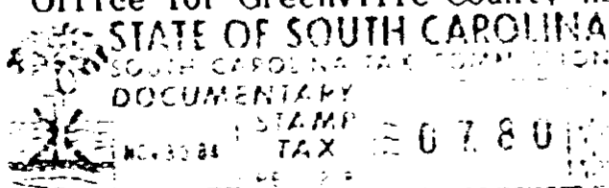
THIS MORTGAGE ("Security Instrument") is given on November 29, 1984. The mortgagor is Thomas J. Nowak and Margie Lue Nowak ("Borrower"). This Security Instrument is given to First Federal Savings and Loan Association of South Carolina, which is organized and existing under the laws of the United States of America, and whose address is 301 College Street, Greenville, South Carolina 29601 ("Lender"). Borrower owes Lender the principal sum of Twenty Six Thousand and 00/100 Dollars (U.S. \$ 26,000.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on December 1, 2014. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For the purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in Greenville County, South Carolina:

ALL that piece, parcel, or lot of land in Greenville Township County, State of South Carolina, Situate and lying and being on the southwest side of Sylvania Avenue, just off Paris Mountain Road, being known and designated as Lot No 55 on plat made by Dalton & Neves, Engineers, June 1938, of "Leawood" property of C.M. Gaffney, Trustee, which plat is recorded in the RMC Office for Greenville County in Plat Book "J" at page 18 and 19, and being more particularly described as follows:

BEGINNING at an iron pin on the Southwest side of Sylvania Avenue, said iron pin being 353.5 feet from the intersection of Sylvania Avenue and Furman Hall Road and running thence S. 33-54 W. 171 feet to joint rear corner of lots 55, 56, 30, and 31; thence N. 55-41 W. 77 feet to an iron pin; thence N. 33-54 E. 170.4 feet to an iron pin on Sylvania Avenue; thence with Sylvania Avenue S. 56-06 E. 77 feet to the beginning corner.

Provided, however, and subject to the restrictions which are of record in the RMC Office for Greenville County in Deed Book 204 at page 148.

This is the same property conveyed unto the mortgagor by deed of Harold T. Howard and Nicholas T. Howard dated November 29, 1984 and recorded in the RMC Office for Greenville County herewith.



which has the address of 112 Sylvania Avenue, Greenville
[Street] [City]
South Carolina 29609 ("Property Address");
[Zip Code]

TO HAVE AND TO HOLD such property 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 rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument 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 and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

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