

FILED
GREENVILLE CO. S.C.

Dec 3 2 27 PM '84

DONNIE S. TANKERSLEY
R.H.C.

vol 1682 no 459

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MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on November 30, 1984. The mortgagor is ROBERT WAIT WORLEY, JR. and JANE B. WORLEY ("Borrower"). This Security Instrument is given to FIRST TRIDENT SAVINGS AND LOAN CORPORATION, which is organized and existing under the laws of State of South Carolina, and whose address is P. O. Box 1299, Charleston, South Carolina 29402 ("Lender"). Borrower owes Lender the principal sum of SIXTY THOUSAND AND NO/100 Dollars (U.S. \$ 60,000.00). 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, 1999. 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 this 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 certain piece, parcel or lot of land situate, lying and being on the southeastern side of Stoney Creek Drive in the City of Mauldin, County of Greenville, State of South Carolina, being shown and designated as Lot No. 91 and a Part of Lot 90 on a plat of FORRESTER WOODS, SECTION 7, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 5P, Page 21 and also as shown on a more recent survey entitled "Property of Robert Wait Worley, Jr. and Jane B. Worley", prepared by Freeland & Associates, dated November 29, 1984 and having, according to the more recent survey, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southeastern side of Stoney Creek Drive, joint front corner of Lots 91 and 92 and running thence along the southeastern side of said Drive the following courses and distances: N 41-00 E 49.5 feet to an iron pin, thence N 35-07 E 75.2 feet to an "x" in concrete, thence N 23-01 E 11.5 feet to an iron pin; thence on a new line through Lot 90, S 60-55 E 59.2 feet to an iron pin; thence continuing along the line of Lot 90, S 72-03 E 99.9 feet to an iron pin; thence turning and running along the line of Lot 78, S 17-48 W 115.0 feet to an iron pin; thence turning and running along the common line of Lots 92 and 91, N 72-49 W 201.1 feet to an iron pin on the southeastern side of Stoney Creek Drive, the point of beginning. *RW*

Being the same property conveyed to the mortgagors herein by deed of William G. Cochran, Jr. and Helen P. Cochran, to be recorded of even date herewith.

which has the address of Rt. 10, 213 Stoney Creek Drive, Greenville
[Street] [City]
South Carolina 29607 ("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 seised 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.

SOUTH CAROLINA—Single Family—FNMA/FHLMC UNIFORM INSTRUMENT

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