

FILED
GREENVILLE, S.C.

DEC 12 1 20 PM '84

DONALD S. FARMERSLEY
R.M.C.

VOL 1694 PAGE 29

[Space Above This Line For Recording Data]

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on December 10, 1984. The mortgagor is John T. Langston, Jr. and Morea S. Langston ("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 One Hundred Forty Six Thousand Three Hundred and No/100 Dollars (U.S. \$ 146,300.00). 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 January 1, 2015. 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 certain piece, parcel or lot of land, situate, lying and being on the south side of Club Forest Lane, and being known and designated as Lot No. 41 of a Subdivision known as CLUB FOREST, as shown on plat recorded in the RMC Office for Greenville County in Plat Book 9-F, at page 16, and having, according to a plat thereof made by Carolina Surveying Co., December 7, 1984, the following metes and bounds, to-wit:

Beginning at an old iron pin on the south side of Club Forest Lane at the joint front corner of Lots 40 and 41, and running thence along the common line of said Lots, S. 2-05 W., 147.07 feet to an old iron pin; thence running S. 84-24 W., 109.83 feet to an old iron pin on the east side of Michaux Drive; thence along the east side of Michaux Drive the following courses and distances: N. 6-55 W., 55.47 feet; N. 7-17 W., 39.84 feet; N. 2-47 W., 67.26 feet; thence following the curve of the intersection of Michaux Drive and Club Forest Lane, the chord of which is N. 49-52 E., 30.33 feet to a point on the south side of Club Forest Lane; thence along the south side of said Club Forest Lane, S. 77-29 E., 109.02 feet to the point of beginning.

This is the same property conveyed to the Grantors herein by deed of Prestige Builders, Ltd., dated December 10, 1984, and recorded in the RMC Office for Greenville County, South Carolina, simultaneously herewith.

which has the address of 2 Club Forest Lane Greenville
[Street] [City]
South Carolina 29605 ("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.

SC10 - 1 DE 12 84

019

6.00

3
2
0
0

828-12