

First Federal Savings and Loan Association of South Carolina
P.O. Drawer 408
Greenville, SC 29602
GREENVILLE, S.C.

1648 529

Feb 17 4 37 PM '84 MORTGAGE

THIS MORTGAGE is made this 6th day of February,
1984, between the Mortgagor, Rufus Eldred Ouzts
, (herein "Borrower"), and the Mortgagee, First Federal
Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of
the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein
"Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifteen Thousand Eighty Five
Dollars and 04/100 (15,085.04) Dollars, which indebtedness is evidenced by Borrower's
note dated February 6th, 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 August 4th
1984.....;

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 certain piece, parcel or tract of land, with the buildings and improvements
thereon, lying and being on the southerly side of Motor Boat Club Road, near the City
of Greenville, South Carolina, and being shown as a 5.18 acre tract of land on a plat
of survey made by R.K. Campbell, dated January 8, 1960, and having according to said
plat the following metes and bounds, to-wit:

BEGINNING at a point in the center of Motor Boat Club Road, joint front corner of
property now, or formerly, of Abbott and running thence along the center of said road
N 49-33 E 161 feet to a point; thence continuing with said road N 60-11 E 258 feet to
a point; thence continuing along the center of said road N 67-13 E 10.5 feet to a point
in the center of said road, which point is approximately three-tenths (3/10) of a mile
from the intersection of said road with White Horse Road; thence turning and running
along a new line S 23-29 E 686.5 feet to an iron pin, joint rear corner of the within
described 5.18 acre tract and property of the grantor herein; thence S 48-30 W 214.6
feet to an iron pin, joint corner of property now, or formerly, of Abbott; thence along
said Abbott line N 41-12 W 712 feet to the center of Motor Boat Club Road, the point
of beginning.

The above described property is the same acquired by the Grantor by deed from D.D.
Childress recorded February 6, 1960 in the R.M.C. Office for Greenville County in Deed
Book 644, Page 104, and is hereby conveyed subject to all rights of way, easement,
conditions, public roads, restrictive covenants and zoning ordinances affecting the
subject property.

This mortgage is Junior in Lien to the first mortgage given to the Administrator of
Veterans Affairs, recorded in Greenville County R.M.C. Office in Mortgage Book 815,
page 555, recorded February 6th., 1960.

which has the address of Rt. 1 Motor Boat Club Road Greenville,
(Street) (City)
South Carolina 29611 (herein "Property Address");
(State and Zip Code)

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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