

ALL REFERENCES TO SOUTH CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION MEAN SOUTH CAROLINA FEDERAL SAVINGS BANK.

FILED GREENVILLE S.C. **ADJUSTABLE MORTGAGE**

MAR 23 12 30 PM '84
THIS MORTGAGE is made this 22nd day of March 1984 between the Mortgagor, Bobby L. Peace and Mary V. Peace (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Nine Thousand Four Hundred Fifty & No/100 (\$29,450.) Dollars, which indebtedness is evidenced by Borrower's note dated March 22, 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 April 1, 2014

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 piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, on Gridley Street, being known and designated as Lot No. 227 of the McCrary Subdivision as shown on a plat thereof recorded in the RMC Office for Greenville County in Plat Book A at Page 279, and having, according to that recent survey entitled "Property of Bobby L. Peace and Mary V. Peace" prepared by Freeland and Associates on March 22, 1984, and recorded in the RMC Office for Greenville County in Plat Book 10-b at Page 6, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southwest corner of the intersection of Tampa Street and Gridley Street and running thence with the west side of Gridley Street S. 13-30 W., 113 feet to an iron pin; thence along common line with Lot 226 N. 76-10 W., 150 feet to an iron pin; thence along common line with Lot 228 N. 13-30 E., 75 feet to an iron pin on the south side of Tampa Street; thence along the south side of Tampa Street N. 89-31 E., 154.57 feet to an iron pin, the point of beginning.

This conveyance is made subject to any restrictions or easements that may appear of record, on the recorded plat(s), or on the premises.

This is the same property conveyed to the mortgagors herein by deed of Myrtle P. Prince, Wallace Cleveland Prince, Sr., and James Earle Prince, Sr., dated March 22, 1984, and recorded March 23, 1984, in the R.M.C. Office for Greenville County in Deed Book 1208 at Page 770.

STATE OF SOUTH CAROLINA
RECORDED BY
DOCUMENTARY
STAMP TAX
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which has the address of 100 Gridley Street Greenville
(Street) (City)
South Carolina 29609 (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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