

FILED
GREENVILLE, S.C.
MAR 29 3 17 PM '84
DONNIE E. WALKERSLEY
R.H.C.

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MORTGAGE

THIS MORTGAGE is made this 29 day of March, 1984, between the Mortgagor, Frank H. Myers and Glenda J. Myers, (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 Seventy-One Thousand One Hundred and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 29, 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 in the County of Greenville, State of South Carolina being known and designated as Lot Number 17, on a plat of Pine Brook Forest Subdivision according to a plat prepared by Charles K. Dunn, Surveyor as recorded in the RMC Office for Greenville County in Plat Book 4X at pages 48 and 49, and an revised plat by Bob Bruce, of Carolina Surveying Company for Frank H. and Glenda J. Myers, recorded in the RMC Office in book , at page on . and having according to said plat the following metes and bounds to-wit:

BEGINNING at a point on the Southern side of Cannon Circle at the joint front corner of Lots number 16 and 17 and running thence S. 31-25 E. 156 feet to a point; thence S. 73-25 W. 180 feet to a point; thence N. 16-35 W. 150 feet to a point; thence N. 73-25 E. 140 feet to the point of beginning.

This conveyance is made subject to all recorded easements, rights of way and setback lines and also, subject to recorded restrictions in said RMC Office in Deed Book 977 at page 767.

This is the same property conveyed unto the grantors by deed of David L. Walker and Carol A. Walker recorded in the RMC office for Greenville County in Deed Book 1177 at page 748, dated November 22, 1982.

STATE OF SOUTH CAROLINA
RECORDING TAX COMMISSION
DOCUMENTARY
MARCH 29 1984
STAMP TAX
28.44

which has the address of 214 Cannon Circle Greenville,
(Street) (City)
South Carolina (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 seized 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.

400-8-21801

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