

FILED
GREENVILLE, S.C.
SEP 18 10 21 AM '84
DONNIE B. WILKERSLEY
R.H.C.

VOL 1681 PAGE 944

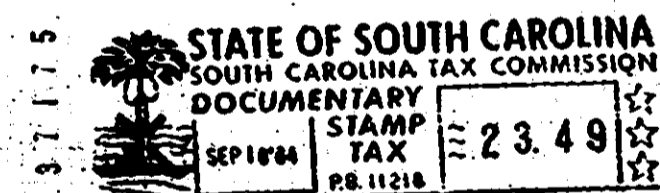
(Space Above This Line For Recording Data)

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on September 12, 1984. The mortgagor is James D. Griffith and Linda E. Griffith ("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 Seventy-Eight Thousand Three Hundred and No./100 Dollars (U.S. \$78,300.00). 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 October 1, 2014. 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 piece, parcel or lot of land in the County of Greenville, State of South Carolina, being known as Lot No. 32, Brookside Sub-division, Section II, on plat made by C.O. Riddle, R.L.S., June 14, 1973 recorded in Plat Book 5-A at Page 68 of the RMC Office for Greenville County, S.C. Reference is hereby made to said plat for a more complete description.

THIS being the same property conveyed to the mortgagors herein by deed of Donald E. Baltz, Inc. as recorded in Deed Book 1008 at Page 644, in the RMC Office for Greenville County, S.C., on October 17, 1984.



which has the address of 506 Brooks Road Mauldin
(Street) (City)
South Carolina 29662 ("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.

RECORDS

328-113