



GREENVILLE, S.C.
ESCROW
SEP 28 10 29 AM '84
ROOSEVELT

MORTGAGE

LOAN NUMBER 210001988

Vol 1033 Page 320

Adjustable Rate Mortgage — South Carolina

THIS MORTGAGE, is made this 28th day of SEPTEMBER, 1984, between the Mortgagor, HUUB M. BAKX AND SUSAN C. BAKX

(herein "Borrower"),

and the Mortgage, ROOSEVELT FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 900 Roosevelt Parkway, Chesterfield, Missouri 63017 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the original principal amount of SEVENTY NINE THOUSAND EIGHT HUNDRED AND 00/100

Dollars, (U.S. \$79,800.00)

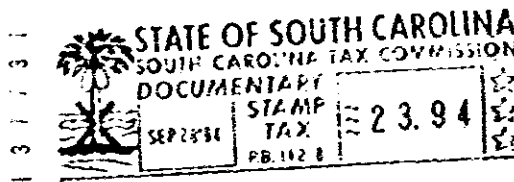
with interest, which indebtedness is evidenced by Borrower's Adjustable Rate Note dated SEPTEMBER 28, 1984 (herein "Note"), payable in monthly installments and a final installment due on SEPTEMBER 28, 2014, with provision for periodic change in the interest rate and the monthly payment amount, a true copy of which Note is annexed to this Mortgage and is incorporated by reference herein as a part hereof.

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 20 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 on the northern side of Sweetwater Road, County of Greenville, State of South Carolina, being shown and designated as Lot No. 438 on a plat entitled "Sugar Creek, Map 2", prepared by C. O. Riddle, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 7X at Page 2, and having, according to said plat and a more recent plat entitled "Property of Huub M. Bakx and Susan C. Bakx", prepared by Freeland & Associates, dated September 13, 1984, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Sweetwater Road at the joint front corner of Lots Nos. 438 and 439, and running thence with the line of Lot No. 439, N. 29-43-03 W. 130.62 feet to an iron pin in the line of Lot No. 440; thence with the line of Lot No. 440, N. 17-03-13 E. 84.39 feet to an iron pin in the line of Lot No. 434; thence with the line of Lot No. 434, N. 82-35-57 E. 70.17 feet to an iron pin in the line of Lot No. 437; thence with the line of Lot No. 437, S. 18-36-41 E. 174.07 feet to an iron pin on the northern side of Sweetwater Road; thence with the curve of the northern side of Sweetwater Road, the chord of which is S. 65-50-08 W. 93.32 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Lawyers Title Insurance Corporation, a Virginia corporation, dated August 17, 1984 and recorded herewith.



which has the address of South Carolina

304 SWEETWATER ROAD (Street) 29651 (Zip Code)

GREENVILLE (County) (herein "Property Address")

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.

Borrower and Lender covenant and agree as follows:

- 1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note and adjusted as provided herein, late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.

RECORDED

438-17-2