

Security Federal

Mortgagee's Address:
P. O. Box 10148
Greenville, S. C. 29603

MORTGAGE

Vol 1570 - 737
Mail to
c/o Juby
P.O. Box 2123
Greenville, SC 29602

Vol 1573 - 28
Vol 1686 - 216

THIS MORTGAGE is made this 22nd day of June 1984 between the Mortgagor, William M. Lee (herein "Borrower"), and the Mortgagee, Security Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States, whose address is 1233 Washington Street, Columbia, South Carolina, 29201 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Fifty Thousand & No/100 (\$150,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 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 July 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 certain lot of land with improvements thereon, lying in the State of South Carolina, County of Greenville, at the intersection of Babbs Hollow and Parrish Court, shown as Lot 79, on a plat of Collins Creek Subdivision, Section III, and being further described according to a survey prepared by Arbor Engineering, recorded in the R.M.C. Office for Greenville County in Plat Book 10-9, at Page 87, and being further described according to such survey as follows:

BEGINNING at an iron pin on the eastern side of Babbs Hollow, the joint corner of Lots 78 and 79; running thence along the common line of Lots 78 and 79, N. 33-55 E. 249.88 feet to an iron pin in the line of Lot 80; thence along the common lines of Lots 80 and 79, S. 28-09 E. 191.16 feet to an iron pin on the northern side of Parrish Court; thence along the northern side of Parrish Court, S. 51-46 W. 17.49 feet to an iron pin; thence continuing along Parrish Court, S. 41-42 W. 103.82 feet to an iron pin; thence S. 50-21 W. 44.80 feet to an iron pin; thence S. 59-00 W. 25 feet to an iron pin at the intersection of Babbs Hollow and Parrish Court; thence in a line across such intersection N. 76-00 W. 35.36 feet to an iron pin on the eastern side of Babbs Hollow; thence along Babbs Hollow N. 35-20 W. 80.02 feet to the point of beginning.

This being the same property conveyed to William M. Lee by the deed of Collins Creek, Inc., dated July 12, 1983, recorded in Deed Book 1192, at Page 328 in the R.M.C. Office for Greenville County, South Carolina.

STAMP
TAX 45.00

which has the address of 3 Parrish Court, Greenville, South Carolina, 29607 (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 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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