

I. H. Philpot, Jr.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

David R. Graydon, Jr.

to

Security Federal Savings and
Loan Association of South
Carolina

MORTGAGE OF REAL ESTATE

FILED
GREENVILLE CO. S.C.

DEC 28 4 33 PM '84

DONNIE S. WALKERSLEY
R.M.C.

VOL 1696 PAGE 360

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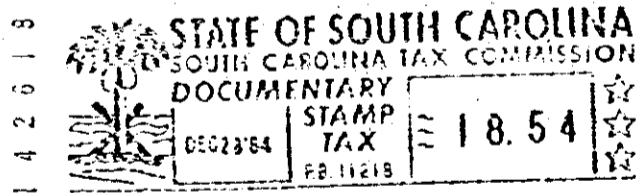
SECURITY FEDERAL MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on December 28, 1984. The mortgagor is DAVID R. GRAYDON, Jr. ("Borrower"). This Security Instrument is given to Security 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 Post Office Box 7488, Columbia, South Carolina, 29202. ("Lender"). Borrower owes Lender the principal sum of SIXTY-ONE THOUSAND SEVEN HUNDRED FIFTY Dollars (U.S. \$ 61,750.00). 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 January 1, 2015. 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 this 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 certain piece, parcel, or lot of land, situate, lying and being in Greenville County, South Carolina, being shown and designated as Lot 25 on a Plat of RUSSTON PLACE, recorded in the RMC Office for Greenville County in Plat Book 9-W, at Page 73, and having, according to a more recent survey dated December 28, 1984, prepared by Richard D. Wooten, Jr., the following metes and bounds:

BEGINNING at an iron pin on the southeastern side of Russton Lane, joint front corner of Lots 25 and 26, and running thence with the common line of said Lots, S 56-43-31 E, 150.0 feet to an iron pin; thence with the rear line of Lot 25, S 33-16-29 W, 82.0 feet to an iron pin; thence with the common line of Lots 24 and 25, N 56-43-31 W, 150.0 feet to an iron pin on the southeastern side of Russton Lane; thence with Russton Lane, N 33-16-29 E, 82.0 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Smith & Steele Builders, Inc., dated December 28, 1984, to be recorded simultaneously herewith.



which has the address of 13 Russton Lane, Russton Place Taylors
[Street] [City]
South Carolina 29687 ("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.

SOUTH CAROLINA—Single Family—FNMA/FHLMC UNIFORM INSTRUMENT DE 28 84 1591 6.0001