

APR 12 2 41 PM '84
DORR

MORTGAGE

THIS MORTGAGE is made this 12th day of April, 1984, between the Mortgagor, Margaret S. Smith as Trustee for Daniel W. Selhorst, (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").

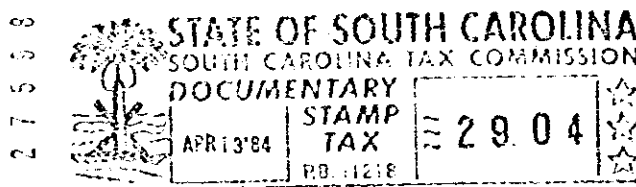
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy-Two Thousand Six Hundred and no/100----- Dollars, which indebtedness is evidenced by Borrower's note dated April 12, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 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 with all buildings and improvements thereon, situate, lying and being on the northeastern corner of the intersection of Bell Road with Harness Trail in Greenville County, South Carolina being known and designated as Lot No. 107 as shown on a plat entitled HERITAGE LAKES SUBDIVISION made by Hearer Engineering Co., Inc. as revised October 26, 1977, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 6-H at Page 18, reference to said plat is hereby craved for the metes and bounds thereof.

The above property is the same property conveyed to the mortgagor by deed of Lee D. Long, Jr. and Montez W. Long to be recorded herewith.

Notwithstanding anything to the contrary herein, this mortgage is given to secure a promissory note of even date herewith of Daniel W. Selhorst to First Federal Savings and Loan Association. The mortgagor herein did not sign said note and is not personally obligated to pay said note.



GCTO -- 1 AP1384 1435 4.0001

which has the address of 901 Harness Trail Simpsonville,
(Street) (City)
S. C. 29681 (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 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.

0170

7328-W-2