

REC'D JUL 23 12 12 PM '84
DONNIE L. LAGLEY

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MORTGAGE

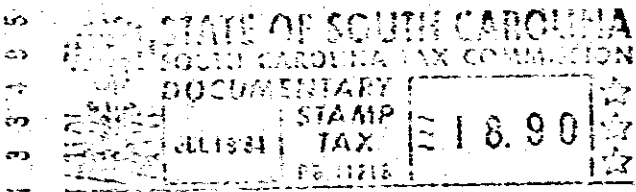
THIS MORTGAGE ("Security Instrument") is given on July 12, 1984. The mortgagor is James W. Mertzlufft ("Borrower"). This Security Instrument is given to First Federal Savings and Loan Association of South Carolina, which is organized and existing under the laws of the United States of America, and whose address is 301 College Street, Greenville, South Carolina 29601 ("Lender"). Borrower owes Lender the principal sum of Sixty-two Thousand Nine Hundred Fifty and No/100 (\$62,950.00) Dollars (U.S. \$62,950.00). 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 August 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:

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All that certain piece, parcel or unit situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit No. 22-F of Villas on the Green Horizontal Property Regime, as is more fully described in Master Deed dated July 30, 1980, and recorded in the R. M. C. Office for Greenville County, South Carolina in Deed Book 1130 at Pages 162 through 235, inclusive, and Election to Expand Condominium and to Build Stage Two of Villas on the Green Horizontal Property Regime dated June 3, 1981, and recorded in the R. M. C. Office for Greenville County, South Carolina in Deed Book 1149 at Page 390, and survey and plot plan recorded in the R. M. C. Office for Greenville County in Plat Book 8-N at Page 43.

This being the same property conveyed to the mortgagor herein by deed to be recorded herewith.

This conveyance is made subject to all restrictions and easements as set out in the Master Deed, Exhibits and Appendices attached hereto, recorded plats, or as may appear on the premises.



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which has the address of 22-F Stallings Road, Taylors, South Carolina 29687 ("Property Address");

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.

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