

FILED  
GREENVILLE, S.C.  
**ADJUSTABLE MORTGAGE**

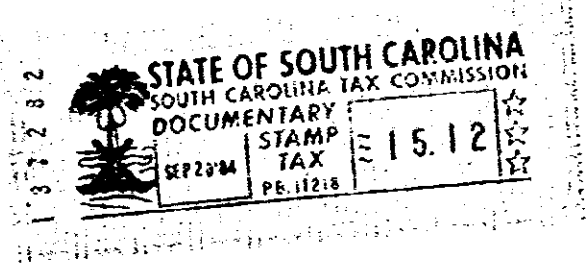
SEP 20 11 50 AM '84  
THIS MORTGAGE is made this first day of September  
19. 84, between Mortgagor, ERSLEY Richard Otis Simcoe and Jayne Beasley Simcoe  
R.H.C. (herein "Borrower"), and the Mortgagee, South Carolina  
Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of  
America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Thousand, Three Hundred Fifty  
Five and No/100 Dollars, which indebtedness is evidenced by Borrower's note  
dated September 1, 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 September 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 piece, parcel or unit, situate, lying and being  
in the State of South Carolina, County of Greenville, being known and designated  
as Unit A-202 of Court Ridge Horizontal Property Regime as is more fully  
described in Declaration (Master Deed) dated July 30, 1984, and recorded in  
the RMC Office for Greenville County, S. C. in Deed Book 1218 at Pages 803  
through 872, inclusive, and survey and plot plan recorded in the RMC Office  
for Greenville County in Plat Book 10-M at Pages 42, 43 and 44.

This being the same property conveyed to the mortgagors herein by  
deed of Court Ridge Associates, a Georgia General Partnership of even date and  
to be recorded herewith.



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which has the address of Unit A-202 Court Ridge Condominiums Greenville  
[Street] [City]  
S. C. 29609 (herein "Property Address");  
[State and Zip Code]

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To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improve-  
ments 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.

