

REC-117
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RMC OFFICE

MORTGAGE

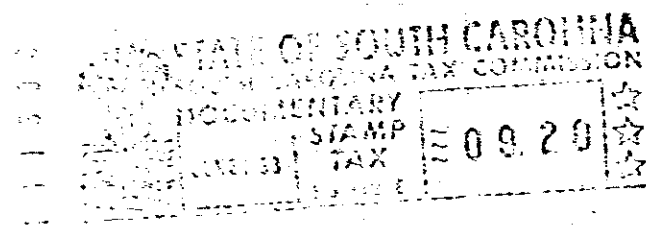
THIS MORTGAGE is made this 24th day of June 1983, between the Mortgagor, Philip J. Adams and Valerie D. Rumminger Mortgage Company, a corporation organized and existing under the laws of the State of Florida, whose address is P.O. Box 2259, Jacksonville, Florida 32232. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Two Thousand Nine Hundred Fifty and 00/100ths (\$22,950.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 24, 1983 (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, 2013

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: Unit No. 28, Oak Grove Village Condominiums - a Horizontal Property Regime, situate on or near the eastern side of Kimbell Court in the County of Greenville, State of South Carolina as more particularly described in Master Deed and Declaration of Condominiums dated October 13, 1980 and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1135 at page 327, said unit being also shown on Master Plat of Oak Grove Village Condominiums recorded in the RMC Office for Greenville County, South Carolina in Plat Book 7-Y at page 92. For a more complete description reference is hereby made to said plat.

The within conveyance is made subject to the reservations, restrictions and limitations on use of the above described premises and all covenants and obligations set forth in Master Deed and Declaration of Condominiums dated October 13, 1980, and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1135 at page 327 and as set forth in the By-laws of Oak Grove Village Investors, Inc. as the same may hereafter from time to time be amended; all of said reservations, restrictions, limitations, assessments or charges and all other covenants, agreements, obligations, conditions and provisions are incorporated in the within mortgage by reference and constitute covenants running with the land, equitable servitudes and liens to the extent set forth in said documents and as provided by law all of which are hereby accepted by the Mortgagee herein and their successors or assigns.

This being the same property conveyed to the Mortgagor herein by deed of Kenneth R. Greemann and Deborah C. Greemann, dated June 24, 1983 and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1191 at page 210.



which has the address of 28 Kimbell Court Greenville, South Carolina, 29609 (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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