

ALL REFERENCES TO SOUTH CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION MEAN SOUTH CAROLINA FEDERAL SAVINGS BANK.

RECORDED
OFFICE OF THE CLERK
R.M.C.

1648 210

ADJUSTABLE MORTGAGE

THIS MORTGAGE is made this 31st day of January, 1984, between the Mortgagor, Walter T. Lanford, Jr. & Elizabeth V. Lanford (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").

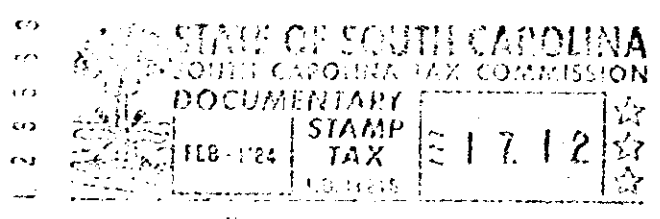
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Two Thousand Seven Hundred Fifty & no/100 (\$42,750.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 31, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 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, lot of land, situate, lying and being in the County of Greenville, State of South Carolina, in the town of Simpsonville, being known and designated as Lot #96, Sheet 1, Section 2 of WESTWOOD SOUTH, Subdivision as shown by plat prepared by Piedmont Engineers, Architects and Planners and recorded in Plat Book 7C at Pages 65 and 66, and being further shown and described on a plat prepared by J. L. Montgomery, III, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots 95 and 96 on the northern edge of Lone Rock Court and running thence along the line of Lot 95 and 96 N. 24-46 E. 152.7 feet to a point; thence N. 67-29 W. 95.0 feet to a point; thence S. 17-17 W. 152.05 feet to a point at the joint front corner of Lots 97 and 96 on the northern edge of Lone Rock Court; thence running along the northern edge of Lone Rock Court S. 66-40 E. 75.0 feet to an iron pin joint front corner of Lots 95 and 96, the point of BEGINNING.

THIS being the same property conveyed to the mortgagors herein by deed of Shelley Realty & Construction Company dated January 31, 1984 and recorded in the R. M. C. Office for Greenville County, South Carolina in Deed Volume 1205 at Page 495.



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which has the address of 122 Lone Rock Court, Simpsonville, S.C. 29681 (herein "Property Address");
(Street) (City) (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.

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