

FILED
GREENVILLE, S.C.
FEE 17
JUN 17 1984
JOHN W. WINSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 16th day of February, 1984, between the Mortgagor, Steve E. Rollins and Chris B. Rollins, (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 Forty-seven Thousand and no/100 (\$47,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 16, 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 March 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 lot of land situate, lying and being in Beech Springs Township, Greenville County, State of South Carolina, situated about one (1) mile North of the limits of Greer, South Carolina, on Highway 101, being more particularly described according to a plat prepared by Robert R. Spearman, Surveyor, dated February 9, 1984 and recorded in Plat Book 10-4, at Page 73 in the R.M.C Office for Greenville County, South Carolina, as having the following measurements and boundaries, to-wit:

BEGINNING at a point on the west side of South Carolina Highway 101 at the common corner of the herein described tract and property of Cora S. Berry; thence running along the common line of said tracts, North 82-00 West 275.88 feet to a point; thence continuing North 12-14 East 233.00 feet to a point; thence running South 55-34 East 262.36 feet to a point on the West side of the South Carolina Highway 101; thence running with said Highway South 03-37 East 118.0 feet to point of BEGINNING.

The above described property is conveyed subject to any and all easements and/or rights of way for roads, utilities, drainage, etc. as may appear of record and/or on premises and to any and all restrictions, covenants or zoning ordinances affecting such property as appear of record.

The above described property is the same conveyed to Mortgagors herein by deed dated February 15, 1984 from Modern Builders, Inc. recorded in Deed Book 1206, at Page 427 in the R.M.C. Office for Greenville County, S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RECORDED
FEE
TAX \$ 18.80

which has the address of Highway 101, Route 7, Greer, South Carolina 29651,
(Street) (City)
(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 seized 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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