

FILED
GREENVILLE CO. S.C.

MAR 5 1 54 PM '84

MORTGAGE

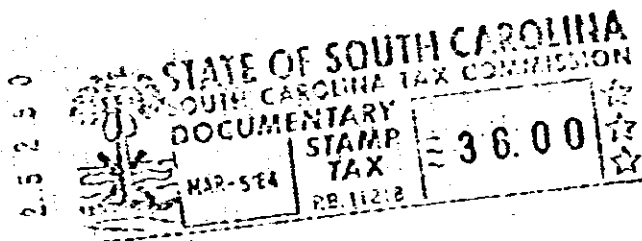
THIS MORTGAGE is made this 5 day of March
between the Mortgagor, Paul A. Civils, Jr. and Pamela Duncan Civils
(herein "Borrower"), and the Mortgagee, Security
Federal Saving & Loan Association, a corporation organized and existing
under the laws of South Carolina, whose address is P.O. Box 10148
Greenville, S.C. 29603 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Ninety Thousand and 00/100
Dollars, which indebtedness is evidenced by Borrower's note
dated March 5, 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 April 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 piece, parcel or lot of land in the State of
South Carolina, County of Greenville being shown and designated as
Lot 621 on a plat of Sugar Creek Subdivision Section III which plat
is recorded in the RMC Office for Greenville County in Plat Book 9F
Page 35 with reference to said plat for metes and bounds.

THIS is the same property conveyed to the mortgagors by
deed of M.G. Proffitt, Inc. recorded of even date.



GCTO -----3 MR 584

053

4.00CD

which has the address of 704 Stone Ridge Road GREER
(Street) (City)
S.C. 29651 (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 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.

0730

4328