

FILED

JUL 3 1984

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First Federal Savings & Loan Assn. of Spartanburg  
380 E. Main St. Spartanburg, S.C. 29304  
**MORTGAGE**

THIS MORTGAGE is made this 27th day of June 19 84 between the Mortgagor, Danny R. Arms and Linda Arms therein "Borrower", and the Mortgagee, FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF SPARTANBURG, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 380 East Main Street, Spartanburg, South Carolina 29304 therein "Lender".

WHEREAS, Borrower is indebted to Lender in the principal sum of Ninety-nine Thousand Eight Hundred (\$99,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 27, 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 December 1, 1999;

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 further advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (therein "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 lot or parcel of land in the County of Greenville, State of South Carolina, being known and designated as Lot No. 16 on a plat entitled "Cameron Woods", recorded in Plat Book 7-X, Page 38, R.M.C. Office for Greenville County, South Carolina.

This is the same property as that property conveyed to us by CAMERON INTERPRISES, INC. by Deed to be recorded herewith.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
JUL 3 1984 STAMP TAX 39.92  
FEB 1983

which has the address of Lot 16, Manly Court, Greer, South Carolina  
[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 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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REC-82641