

RECORDED  
 JUN 9 2 34 PM '84

# MORTGAGE

THIS MORTGAGE is made this 29th day of June, 1984, between the Mortgagor, CAROLYN R. MOODY

, (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 \$13,582.77 (THIRTEEN THOUSAND FIVE HUNDRED EIGHTY-TWO AND 77/100-----Dollars, which indebtedness is evidenced by Borrower's note dated JUNE 29, 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 July 31, 1994 .....

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 tract of land lying and being on the northerly side of Tanyard Road, near the City of Greenville, S.C., and containing 2.16 acres, more or less, according to a plat entitled "Property of H.O. Moody, Jr.", as made by C.O. Riddle, dated January, 1977, and having, according to said plat, the following metes and bounds:

BEGINNING at a nail and cap in the center of Tanyard Road, which nail and cap is located 557 feet in a southeasterly direction from the center of State Park Road at its intersection with Tanyard Road, and also being the joint corner of property now or formerly of William T. Rainey, and running thence N. 25-14 E. 192 feet to an iron pin; thence N. 52-57 E. 353.3 feet to an iron pin, corner of property now or formerly of Ray Grant; thence S. 45-32 E. 122.7 feet to an old iron pin, corner of property now or formerly of J.T. Rainey; thence along said Rainey line S. 23-11 W. 160.1 feet to an iron pin, corner of property now or formerly of Mae Jones Rainey; thence along said Mae Jones Rainey line S. 45-25 W. 269 feet to a nail and cap in Tanyard Road; thence along said road N. 79-49 W. 200.2 feet to a nail and cap, the point of beginning; and being the same property conveyed to the Mortgagor by deed of William T. Rainey recorded January 28, 1977, in Deed Book 1050 at Page 266.

ALSO: ALL that certain strip of land ranging in width from ten feet to fifteen feet, being irregular in shape and being designated as containing 0.20 acres on a plat entitled "Property of H.O. Moody, Jr." made by C.O. Riddle, dated May 5, 1977, recorded in the RMC Office for Greenville County in Deed Book 1056 at Page 903; and being the same property conveyed to the Mortgagor by deed of William T. Rainey recorded May 19, 1977, in Deed Book 1056 at Page 902.

which has the address of Route 5, Tanyard Road, Greenville,  
(Street) (City)  
South Carolina 29609 (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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