

FILED
GREENVILLE, S.C.

JUL 16 1 22 PM '84 **MORTGAGE**

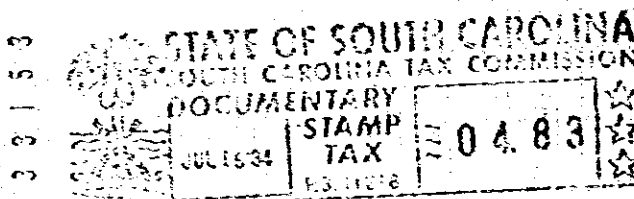
THIS MORTGAGE is made this ^{R.F.C.} 9th day of July, 1984, between the Mortgagor, DONALD W. GROOMS and DEBORAH B. GROOMS, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of \$16,083.83 (SIXTEEN THOUSAND EIGHTY-THREE AND 83/100) Dollars, which indebtedness is evidenced by Borrower's note dated July 9, 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, 1992;

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 the State of South Carolina, County of Greenville, being shown and designated as Lot No. 180 on plat of HERITAGE LAKES SUBDIVISION (formerly SADDLE HORSE FARMS) recorded in Plat Book 6-H at Page 15, and also being shown on a more recent plat entitled "Property of Donald W. Grooms and Deborah B. Grooms" prepared by R. B. Bruce, dated March 12, 1979, recorded in Plat Book 7-D at Page 16, and having such metes and bounds as shown on said plats.

This being the same property conveyed to the Mortgagors herein by deed of Cobb Builders, Inc., recorded April 2, 1979, in the RMC Office for Greenville County, S.C., in Deed Book 1099 at Page 670.



which has the address of 111 Steeplechase Court, Simpsonville, South Carolina 29681 (herein "Property Address");

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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