

Riley, Riley, Laws  
& Stewart

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

Toby E. Abercrombie  
and Cindy D.  
Abercrombie

to

Security Federal  
Savings and Loan  
Association

(Space Above This Line For Recording Data)

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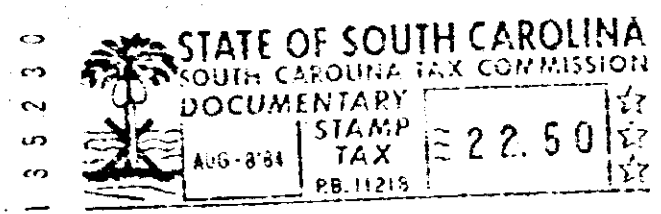
### MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on August 8, 1984. The mortgagor is Toby E. Abercrombie and Cindy D. Abercrombie ("borrower"). This Security Instrument is given to Security Federal Savings and Loan Association of S.C., which is organized and existing under the laws of the State of South Carolina, and whose address is Post Office Box 7488, Columbia, SC 29212 ("Lender"). Borrower owes Lender the principal sum of Seventy-Five Thousand and No/100 Dollars (U.S. \$ 75,000.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on September 1, 2014. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in Greenville County, South Carolina:

All that certain piece, parcel or tract of land situate, lying and being in Oaklawn Township, Greenville County, South Carolina, on South Carolina Road No. 50 and Davis Road as shown on a plat of survey by J. Don Lee for Toby E. and Cindy D. Abercrombie dated July 1, 1984, and having the following metes and bounds, to-wit:

BEGINNING at a railroad spike in Davis Road and running thence with the common line of property now or formerly of Juanita E. King S. 64-38 W. 222.28 feet to an iron pin set; thence continuing with property now or formerly of Juanita E. King S. 03-45 E. 596.35 feet to an iron pin set; thence N. 77-21 E. 535.00 feet to a railroad spike in South Carolina Road No. 50; thence with South Carolina Road No. 50 N. 01-50 W. 291.52 feet to a railroad spike; thence with Davis Road N. 51-14 W. 450.0 feet to the point of beginning, containing 6.48 acres, more or less.

This is the same property conveyed to the mortgagors herein by deed of Juanita E. King to be recorded herewith.



which has the address of Route 3, Reedy Fork Road Pelzer South Carolina 29669 ("Property Address");

TO HAVE AND TO HOLD such property 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 rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument 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 and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.