

Security Federal

MORTGAGE

GREENVILLE COUNTY REDEVELOPMENT AUTHORITY
Bankers Trust Plaza, Box PP-54
Greenville, S.C. 29601

Vol 1578 No 419

THIS MORTGAGE is made this 15th day of August 1984 between the Mortgagor, Scott Ferguson and Celina Ferguson

(herein "Borrower"), and the Mortgagee, GREENVILLE COUNTY REDEVELOPMENT AUTHORITY, Bankers Trust Plaza, Box PP-54, Greenville, South Carolina, 29601 (herein "Lender").

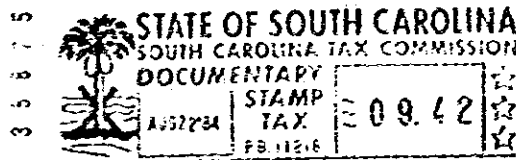
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-One Thousand Three Hundred Thirty-Eight and 13/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 15, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2009

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 County of Greenville, State of South Carolina, being shown and designated as Lot No. 1 on plat of Property of Greenville County Redevelopment Authority, which plat is recorded in the RMC Office for Greenville County in Plat Book 8P, at page 55, and having the following courses and distances, to-wit:

BEGINNING at a point at the intersection of Scott Street and Mack Street and running along the Southern edge of Scott Street, N. 71-22 E. 91.73 feet to an iron pin at the joint corner of Lots 1 and 2; thence with the line of Lot 2, S. 20-00 E. 103.17 feet to an iron pin; thence S. 69-36 W. 93.54 feet to an iron pin on the eastern edge of Mack Street; thence with the eastern edge of Mack Street, N. 19-00 W. 106.05 feet to the point of beginning.

This is the same property conveyed unto the Mortgagors herein by deed of Greenville County Redevelopment Authority, to be recorded herewith.



which has the address of 108 Scott Street, Greenville, South Carolina 29609

(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.