

Security Federal

MORTGAGE

Bankers Trust Plaza
Box PP-54
Greenville, S.C. 29601

VOL 1678 PAGE 994

THIS MORTGAGE is made this 17th day of August 1984, between the Mortgagor, Milton A. Pollard and Merry M. Pollard (herein "Borrower"), and the Mortgagee, Greenville County Redevelopment Authority, Banker's Trust Plaza, Box PP-54 Greenville, South Carolina 29601 (herein "Lender").

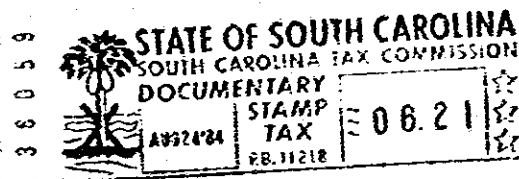
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Thousand Six Hundred and Eighty-Eight and 75/100 (\$20,688.75) Dollars, which indebtedness is evidenced by Borrower's note dated August 17, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the 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 on the western side of Marie Street in the County of Greenville, State of South Carolina, being known as Lot No. 1 on plat prepared by Dick Williams, dated June 15, 1979, and recorded in the RMC Office for Greenville County in Plat Book 7 C, at page 29, and having, according to said plat, the following courses and distances, to-wit:

BEGINNING on Marie Street at the joint front corner of Lots 1 and 2 at an old iron pin and running thence N. 23-51 W. 70 feet to an old iron pin; thence S. 58-06 W. 154.3 feet to an old iron pin; thence S. 25-22 E. 38 feet to an iron pin; thence N. 69-59 E. 153.3 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.



which has the address of 15 Marie Street, Greenville, South Carolina, 29609 (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 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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