

RECORDED
OCT 25 3 52 PM '84
MAY 11 1984

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MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on October 26 1984. The mortgagor is GEOFFREY M. ATKINS AND SHARON F. ATKINS ("Borrower"). This Security Instrument is given to First Federal Savings and Loan Association of South Carolina, which is organized and existing under the laws of the United States of America, and whose address is 301 College Street, Greenville, South Carolina 29601 ("Lender").

Borrower owes Lender the principal sum of FORTY-FOUR THOUSAND AND NO/100 Dollars (U.S. \$ 44,000.00). 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 November 1, 2009. 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 the 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 lot of land situate, lying and being in the State of South Carolina, County of Greenville, in Chick Springs Township, being shown and designated as Lot #6 on a plat of property of W. Dennis Smith, prepared by H. S. Brockman, Surveyor, dated December 30, 1956 and amended May 30, 1957 and recorded in the RMC Office for Greenville County in Plat Book 00 at Pages 36 and 37, and having, according to a more recent plat entitled "Property of Geoffrey M. Atkins and Sharon F. Atkins" prepared by Carolina Surveying Company, dated October 25, 1984, and recorded in the RMC Office for Greenville County in Plat Book 11-A at Page 52, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Endless Drive at a joint front corner with Lot 5 and running thence along a joint line with Lot 5, N. 2-50 W. 164.5 feet to an old iron pin at the joint rear corner with Lot 5; thence running along a joint line with Lot 18, N. 86-06 E. 100 feet to an old iron pin at the joint rear corner with Lot 7; thence running S. 2-50 E. 168.5 feet to an old iron pin on the northern side of Endless Drive at the joint front corner with Lot 7; thence running along the northern side of Endless Drive S. 88-21 W. 100 feet to an iron pin at the joint front corner with Lot 5, being the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of Phyllis Marsh of even date and to be recorded herewith.

which has the address of 125 Endless Drive Greer
(Street) (City)
 South Carolina 29651 ("Property Address");
(Zip Code)

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 seised 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.

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