

10-323421 2
First Federal Savings and Loan Association of South Carolina
P.O. Drawer 408
Greenville, SC 29602
GREENVILLE CO. S. C.

BOOK 85 PAGE 600

VOL 1648 PAGE 529

Feb 17 4 37 PM 'MORTGAGE

THIS MORTGAGE is made this 6th day of February, 1984, between the Mortgagor, Rufus Eldred Ouzts, (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 Fifteen Thousand Eighty Five Dollars and 04/100 (15,085.04) Dollars, which indebtedness is evidenced by Borrower's note dated February 6th, 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 August 4th at a point: thence continuing along the center of said road N 67-15 E 10.5 feet to a point in the center of said road, which point is approximately three-tenths (3/10) of a mile from the intersection of said road with White Horse Road; thence turning and running along a new line S 23-29 E 686.5 feet to an iron pin, joint rear corner of the within described 5.18 acre tract and property of the grantor herein; thence S 48-30 W 214.6 feet to an iron pin, joint corner of property now, or formerly, of Abbott; thence along said Abbott line N 41-12 W 712 feet to the center of Motor Boat Club Road, the point of beginning.

The above described property is the same acquired by the Grantor by deed from D.D. Childress recorded February 6, 1960 in the R.M.C. Office for Greenville County in Deed Book 644, Page 104, and is hereby conveyed subject to all rights of way, easement, conditions, public roads, restrictive covenants and zoning ordinances affecting the subject property.

This mortgage is Junior in Lien to the first mortgage given to the Administrator of Veterans Affairs, recorded in Greenville County R.M.C. Office in Mortgage Book 815, page 555, recorded February 6th., 1960.

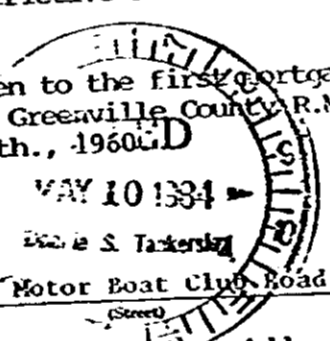
which has the address of Rt. 1 Motor Boat Club Road
South Carolina 29611 (herein "Property Address");
(State and Zip Code)

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 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.

SOUTH CAROLINA — 1 to 4 Family-675-FNMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Para. 24)

REC-3-17-84 101



MAY 10 1984 35346

PAID SATISFIED AND CANCELLED

First Federal Savings and Loan Association
of South Carolina

Greenville, South Carolina
Annex S. Tarkenton
Annex S. Tarkenton
Asst. Vice President

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