THE PROPERTY OF THE PARTY OF

| ACTES. T. S.C. |       |
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## **MORTGAGE**

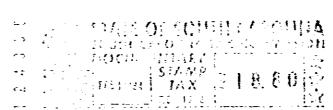
| DUNY R.M.C.   |   |
|---|---|
| THIS MORTGAGE is made this                          | Steve t. Rollins and Chris B. Rollins   |
| Savings and Loan Association of So                  | , (herein "Borrower"), and the Mortgagee, First Federal outh Carolina, a corporation organized and existing under the laws of se address is 301 College Street, Greenville, South Carolina (herein  |
| where AS, Borrower is indebted no 100 (\$47,000.00) | to Lender in the principal sum of Forty-seven Thousand and Dollars, which indebtedness is evidenced by Borrower's (herein "Note"), providing for monthly installments of principal e indebtedness, if not sooner paid, due and payable on |
| TO SECURE to Lender (a) the r                       | epayment of the indebtedness evidenced by the Note, with interest<br>ms, with interest thereon, advanced in accordance herewith to protect<br>he 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,

BEGINNING at a point on the west side of South Carolina Highway 101 at the common corner of the herein described tract and property of Cora S. Berry; thence running along the common line of said tracts, North 82-00 West 275.88 feet to a point; thence continuing North 12-14 East 233.00 feet to a point; thence running South 55-34 East 262.36 feet to a point on the West side of the South Carolina Highway 101; thence running with said Highway South 03-37 East 118.0 feet to point of BEGINNING.

The above described property is conveyed subject to any and all easements and/or rights of way for roads, utilities, drainage, etc. as may appear of record and/or on premises and to any and all restrictions, covenants or zoning ordinances affecting such property as appear of record.

The above described property is the same conveyed to Mortgagors herein by deed dated February 15, 1984 from Modern Builders, Inc. recorded in Deed Book 1906, at Page 1997 in the R.M.C. Office for Greenville County, S.C.



which has the address of Highway 101, Route 7, Greer, South Carolina 29651

(herein "Property Address");

following measurements and boundaries, to-wit:

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.

SOUTH CAROLINA — 1 to CFamily-6:75-FNMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Para, 24)

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