

FILED
GREENVILLE, S.C.
APR 25 1984
R.M.C. WAGNER

MORTGAGE

THIS MORTGAGE is made this 25th day of April, 1984, between the Mortgagor, JERE M. WAGNER and JOY F. WAGNER, (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 TWENTY-FIVE THOUSAND TWO HUNDRED (\$25,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 25, 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 May 1, 2014.....;

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 City of Greenville, Greenville County, S.C., on the northern side of Pleasant Ridge Avenue, being known and designated as Lot No. 33 of PLEASANT VALLEY according to a plat of said subdivision prepared by Dalton & Neves in April, 1946, including additions to said plat through November, 1948, as recorded in the RMC Office for Greenville County, S.C., in Plat Book P at Page 93, and having the same metes and bounds as shown by reference to said plat.

This being the same property conveyed to the Mortgagor herein by deed of Samuel R. Pierce, Jr., Secretary of Housing and Urban Development, of Washington, D.C., recorded on March 14, 1984, in the RMC Office for Greenville County, S.C., in Deed Book 1208 at Page 80.

6-15
STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
APR 26 1984
STAMP TAX
\$ 10.08
FB 11213

which has the address of 148 Pleasant Ridge Avenue, Greenville, South Carolina 29605 (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.

6-20-84

0.333

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