

JOSEPH D. BORER
BARBARA M. BORER

TO
SOUTHERN EQUITY MORT-
GAGE, INC.

MORTGAGE OF REAL
ESTATE

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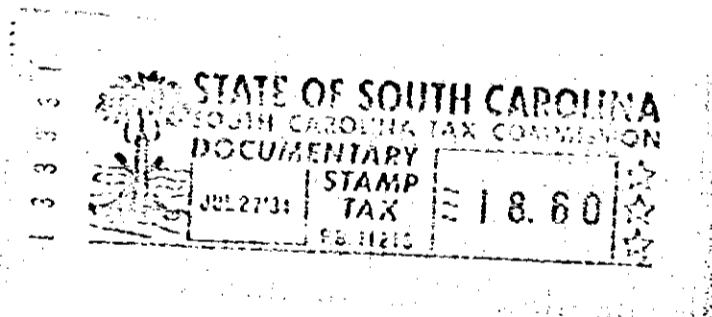
MORTGAGE

VOL 1674 PAGE 658

THIS MORTGAGE ("Security Instrument") is given on July 27, 1984. The mortgagor is JOSEPH E. BORER and BARBARA M. BORER ("Borrower"). This Security Instrument is given to SOUTHERN EQUITY MORTGAGE, INC., which is organized and existing under the laws of SOUTH CAROLINA, and whose address is 745 N. Pleasantburg Drive, P.O. Box 16059, Greenville, S. C. 29606 ("Lender"). Borrower owes Lender the principal sum of Sixty two thousand Dollars (U.S. \$62,000.00). 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 August 1, 1999. 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 this 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 piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, known and designated as Lot No. 84 shown on a plat of the subdivision of HOLLY TREE PLANTATION, recorded in the Office of RMC for Greenville County in plat book 4-X at page 37.

This is the same property conveyed to mortgagors by Lillian E. Pratt by deed of even date herewith to be recorded.



which has the address of 209 Spring Hill Drive, Simpsonville
[Street] [City]
South Carolina 29681 ("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 seized 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.

SOUTH CAROLINA—Single Family—FNMA/FHLMC UNIFORM INSTRUMENT

Form 3041 12/83

FBCGSTDSC
Modified as of 6/1/84