

FILED
GREENVILLE, S.C.

VOL 1657 PAGE 895

MORTGAGE # 0963273240

THIS MORTGAGE is made this 9th day of April, 1984, between the Mortgagor, JERE M. WAGNER and Joy E. 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-three thousand (\$23,509.44) five hundred nine & 44/100ths Dollars, which indebtedness is evidenced by Borrower's note dated April 9, 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 October 9, 1984, through Lot No. 216, N. 30-03 E. 70.9 feet to an iron pin; thence S. 38-23 E. 14 feet to an iron pin; thence N. 87-24 E. 85.9 feet to an iron pin on the northwesterly side of Foxhall Road; thence with said road S. 4-13 W. 50 feet and S. 17-03 W. 50 feet to the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of the Secretary of Housing and Urban Development of Washington, D.C., dated April 9, 1984, and recorded in the RMC Office for Greenville County, S.C., in Deed Book 1210 at Page 175.

STATE OF SOUTH CAROLINA
RECORDS AND DEEDS
GREENVILLE
APR 11 1984
2 AP1884 446

39124
Kathleen M. Jordan
Consumer Loan Dept. Sup.
4/30 84
Lisa Chapman
Sheryl Carroll

which has the address of 4 Foxhall Road,
S. C. 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.

SOUTH CAROLINA — 1 to 4 Family—6/75—FNMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Para. 24)

GREENVILLE

4328