

# Security Federal

## MORTGAGE

FILED  
GREENVILLE S.C.  
JUL 21 3 47 PM '83  
DONNIE S. WILSON  
R.M.C.

THIS MORTGAGE is made this 20th day of July, 1983, between the Mortgagor, Clarence E. Whittenburg and Patricia A. Whittenburg, Security Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States, whose address is 1233 Washington Street, Columbia, South Carolina, 29201 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty Thousand Five Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 20, 1983 (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 1, 2013;

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 piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, in the City of Mauldin, Being known and designated as Lot No. 120 on plat of Forrester Woods, Section II, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book 4-X, at Page 64, reference to which is hereby made for a more complete description thereof.

This is the same property conveyed to Clarence E. Whittenburg and Patricia A. Whittenburg from Clarence W. Parsons & Susan C. Parsons by deed dated July 20, 1983 and recorded herewith.

RECORDED  
JUL 21 1983  
GREENVILLE S.C.  
R.M.C.

which has the address of 203 Gilder Creek Drive, Greenville, South Carolina 29607, (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 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.

