

# MORTGAGE

APR 2 9 05 PM '84

THIS MORTGAGE is made this 30 day of MARCH 19. 84, between the Mortgagor, JOE M. RAMSEUR and EUGENIA D. RAMSEUR (herein "Borrower"), and the Mortgagee, WEYERHAEUSER MORTGAGE COMPANY, a corporation organized and existing under the laws of CALIFORNIA, whose address is PO BOX 54089 Los Angeles, CA 90054 (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of EIGHTY THOUSAND (\$80,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 30, 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 April 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 piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, known and designated as Lot No. 221 shown on a plat of the subdivision of GOWER ESTATES, Section B, recorded in the Office of RMC for Greenville County, in plat book XX page 36 & 37.

This is the same property conveyed to mortgagors by Deborah C. Aughtry by deed of even date herewith, to be recorded.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP TAX \$ 32.00

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"The Rider to the Mortgage attached hereto and executed of even date herewith is incorporated herein and the covenants and agreements of the Rider shall amend and supplement the covenants and agreements of the Mortgage, as if the Rider were part thereof." which has the address of 142 Buckingham Road Greenville S. C. 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 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.

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