

FILED
GREENVILLE, S.C.
JUN 22 4 50 PM '84
DOUGLAS COUNTY

VOL 1668 PAGE 985

MORTGAGE

THIS MORTGAGE is made this 22nd day of June, 1984, between the Mortgagor, Murray H. Scripture and Joan Z. Scripture, (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 and No/100ths (\$25,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June, 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 July 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 State of South Carolina, County of Greenville, near the City of Greenville, on the southern side of Foxcroft Road, being shown and designated as Lot No. 8 as shown on plat entitled "Carter's Grove, Section I", prepared by Dalton & Neves, Engineers dated August 1974, which plat is of record in the RMC Office for Greenville County, SC in Plat Book 4-R at Page 99, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin at the joint front corner of Lots 7 and 8, and running thence with the joint line of said two Lots, S 20-06 E, 176.6 feet to an iron pin; thence with line of property designated as Section II, S 45-14 W, 164.7 feet to an iron pin at the joint rear corner of Lots 8 and 9; thence with the joint line of said two Lots N 5-41 W, 261.3 feet to an iron pin on the southern side of Foxcroft Road; thence with the southern side of Foxcroft Road, N 75-09 E, 85 feet to the point of BEGINNING.

DERIVATION: Deed of Mickey D. Perrin and Sandra K. Perrin dated June 19, 1984 and recorded June 22, 1984 in Deed Book 1215 at page 564, RMC Office for Greenville County.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX \$ 10.00
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which has the address of 501 Foxcroft Road Greenville
(Street) (City)
S.C. 29615 (herein "Property Address");
(State and Zip Code)

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.

REC-10

JUN 22 1984