

**MORTGAGE**

ESCROW

LOAN NUMBER 210001458

THIS MORTGAGE is made this 23rd day of JUNE 1984, between the Mortgagor, BRUCE M. LATTA AND DORIS H. LATTA (herein "Borrower"), and the Mortgagee, ROOSEVELT FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 900 ROOSEVELT PARKWAY, CHESTERFIELD, MISSOURI 63017 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY THOUSAND and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated JUNE 23, 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 JUNE 23, 1999

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 with the buildings and improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the westerly side of Shady Creek Court, being known and designated as Lot No. 477 on plat entitled "Map 2, Section 2, Sugar Creek", as recorded in the RMC Office for Greenville County, South Carolina in Plat Book 7-X at Page 19, and being further shown on a more recent plat by Freeland & Associates, dated June 12, 1984, entitled "Property of Bruce M. Latta and Doris H. Latta", and having, according to said plats, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Shady Creek Court, said pin being the joint front corner of Lots Nos. 477 and 478, and running thence with the common line of said lots, N. 78-29-51 W. 158.88 feet to an iron pin at the joint rear corner of Lots Nos. 477 and 478; thence N. 13-25-23 E. 58.41 feet to an iron pin at the joint rear corner of Lots Nos. 476 and 477; thence with the common line of said lots, N. 72-30-15 E. 142.20 feet to an iron pin on the westerly side of Shady Creek Court; thence with the westerly side of Shady Creek Court on a curve, the chord of which is S. 2-50-25 E. 131.41 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Cothran & Darby Builders, Inc. dated June 15, 1981 and recorded that same date in Greenville County Deed Book 1149 at Page 962.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP TAX \$ 16.00  
JUN 25 1984

6210  
JUN 25 1984  
001

102 SHADY CREEK COURT GREENVILLE  
which has the address of (Street) GREENVILLE (COUNTY)  
S. CAROLINA 29651 (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.

RECORDED

JUN 25 1984