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 S.C.
MORTGAGE

BOOK 1526 PAGE 362

THIS MORTGAGE is made this 2nd day of December, 1980, between the Mortgagor, Alton F. Bell and Mary Jean Bell (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of South Carolina, whose address is 107 Church Street, Greer, South Carolina, 29651 (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of U.S. \$ 7,100.00 which indebtedness is evidenced by Borrower's note dated December 2, 1980, and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on December 1, 1987;

TO SECURE to Lender 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, 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 all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, located about one mile west from Greer, S. C., on the southern side of Gregory Drive and being shown as the greater part of lot number 87 on plat of property entitled "KING ACRES", made by John A. Simmons, Surveyor, dated August 10, 1963 and recorded in Plat Book YY, page 153, Greenville County R.M.C. Office and having the following metes and bounds to-wit:

BEGINNING at iron pin on the southern side of Gregory Drive at the joint front corner of lots 86 and 87 and running thence as the common line of said lot, S. 25-43 E. 179 feet to iron pin on rear line of lot No. 82; thence N. 35-39 E. 164.5 feet to a new corner, (more or less) on ten foot strip heretofore conveyed to Bishop; thence N. 30-41 W. 100 feet more or less along Bishop lot to new corner on the southern side of Gregory Drive which is S. 64-32 W. 10 feet from the joint corner of lots 80 and 87; thence S. 64-32 W. 135 feet along the southern side of said drive to the beginning corner and is all of Lot No. 87 other than 10 feet conveyed from the eastern side of said lot along the line of Lot No. 80.

This is the same property conveyed to mortgagors herein by deed from King Acres, Inc., dated June 30, 1967 and recorded August 7, 1967 in Deed Book 825 page 455 R.M.C. Office for Greenville County.

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RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF THE STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE
 DOCUMENTARY
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which has the address of 103 Gregory Drive Greer South Carolina 29651 (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 and rents, all of which 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 hereinafter 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, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:
 1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.
 2. Funds for Taxes and Insurance. Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and

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SOUTH CAROLINA HOME IMPROVEMENT - ED-FAMA FHLWC UNIFORM INSTRUMENT

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