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MORTGAGE

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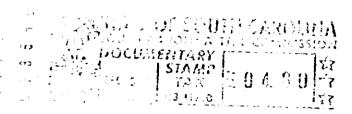
THIS MORTGAGE is made this day of December 19.80 between the Mortgagor. Bertha S. Zimmerman, formerly Bertha S. Handy (herein "Borrower"), and the Mortgagee. . GREER FEDERAL SAYINGS. AND LOAN ASSOCIATION a corporation organized and existing under the laws of ... South Carolina whose address is 107 Church Street, Greer, South Caroling, 29651 (herein "Lender").

WHEREAS. Borrower is indebted to Lender in the principal sum of U.S. \$ 12,,000,00..... which indebtedness is evidenced by Borrower's note dated . December . 4., . 1989. . . . 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, 1989

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 State of South Carolina:

All those certain parcels or lots of land situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, near the Town of Taylors, being known and designated as Lots Nos. 1 and 2 on a plat of property prepared for T.C. Bruton, recorded in Plat Book RRR at page 81B, and having such metes and bounds as is thereby shown, LESS HOWEVER, a small triangular strip off the Bast side of Lot No. 1, conveyed by Bertha S. Handy Zimmerman to Charles D. Davis, et al., recorded November 14, 1980 in Vol. 1137 at page 342. According to said plat, said property fronts 240 feet on the North side of Jones Road at the Northeast corner of the intersection of Jones Road and Bruton Road, with a uniform depth of approximately 200 feet.

The above described property being the same conveyed to mortgagor herein by the following deeds: Clifton O. Zimmerman, recorded August 20, 1980, Vol. 1131-620; T.C. Bruton, recorded May 6, 1970, Vol. 889-334; Roy Thompson, et al., recorded May 6, 1970, Vol. 889-332.



Taylors, Route 4, Jones Road which has the address of ... [City] (herein "Property Address"); South Carolina . . . [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 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 therein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and

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