

Post Office Box 969
Greer, S.C. 29651

FILED
GREER S.C. CO. S. C.

JAN 2 2 38 PM MORTGAGE

REC. 1529 REG. 136

OGNNE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 2nd day of January, 1981,
between the Mortgagor, Houston Phelps and JoAnn Phelps

(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 Twenty Thousand and No/100 (20,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 2, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 2011.

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 those certain pieces, parcels or lots of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville, being known and designated as Lots Nos. 4, 5 and 6 of Block E of a Subdivision known as Stone Estates, as shown on plat thereof prepared by C. M. Furman, Jr., Engineer, October, 1931, and recorded in the R.M.C. Office for Greenville County in Plat Book G at Page 292, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Druid Street, joint front corner of Lots Nos. 3 and 4 of Block E, and running thence along the joint line of said Lots S. 78-38 E. 160 feet to an iron pin at the joint rear corner of Lots Nos. 27 and 28 of Block E; thence along the rear line of Lots Nos. 28, 29 and 30 of Block E 75 feet to an iron pin at the rear corner of Lot No. 7 of Block E; thence along the line of that Lot N. 78-38 W. 160 feet to an iron pin on the Eastern side of Druid Street; thence along the Eastern side of Druid Street S. 11-22 W. 75 feet to the beginning corner.

This is the identical property conveyed to the Mortgagors herein by Larry G. Shaw Builder, Inc. by Deed recorded simultaneously herewith.

DOCUMENTARY STAMP

GCTO
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4.0001

which has the address of Lots 4, 5 and 6, 25 Druid Street, Stone Estates, Greenville, South Carolina 29609 (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 seized 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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