

FILED  
GREER

**MORTGAGE**

BOOK 1529 PAGE 144

THIS MORTGAGE is made this 22nd day of January 1981 between the Mortgagor, C. E. Lindsey (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. \$ 2,250.00 which indebtedness is evidenced by Borrower's note dated January 2, 1981 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 January 1, 1983;

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 piece, parcel or tract of land located in O'Neal Township, County of Greenville, State of South Carolina, near Milford Church on the North side of Milford Church Road and shown as the C.E. Lindsey tract on a plat of property of W. Dennis Smith dated March 30, 1963, by John A. Simmons, containing 6.47 acres and recorded in Plat Book GGG, pages 10 and 11 in the R.M.C. Office for Greenville County.

Reference is made to said plat for a more complete description.

This is a portion of the property conveyed to the mortgagor herein by deed of W.A. Clark dated July 19, 1952 and recorded August 18, 1952 in Deed Book 461 at page 143 in the R.M.C. Office for Greenville County.

DOCUMENTARY  
STAMP  
\$ 60.72

which has the address of Route 2, Milford Road, Taylors South Carolina 29687 (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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