

FILED
GREENVILLE CO. S. C.
JAN 12 11 47 AM '81
SONNIE S. TAYLOR

MORTGAGE

THIS MORTGAGE is made this 12th day of January, 1981, between the Mortgagor, ROBERT E. & DEBORAH G. MANCHESTER (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 Forty Five Thousand Four Hundred Fifty and No/100 (\$45,450.00) Dollars, which indebtedness is evidenced by Borrower's note dated (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, 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 that piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, and being known and designated as Lot No. 117, as shown on plat of Vista Hills, recorded in the RMC Office for Greenville County, S. C., in Plat Book P, page 149; said property having the following metes and bounds; to wit:

BEGINNING: at an iron pin on the eastern side of Chick Springs Road said iron pin being the joint front corner of lots 117 and 118 and running thence S. 74-20 E. 169.4 feet to an iron pin in the center of a 15 feet alley; thence with the center of said alley S. 16-02 W. 192.2 feet to an iron pin on the northeastern edge of Wellington Avenue; thence with Wellington Avenue N. 37-01 W. 207.8 Feet to an iron pin in the intersection of Wellington Avenue and Chick Springs Road; thence with said intersection N. 1-25 E. 14.5 feet; thence continuing with said road N.15-40 E. 53 feet to the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of Equitable Life Assurance Society of the United States recorded in Mortgage Book 1140 at page 561, recorded herewith.

STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
DOCUMENTARY TAX COMMISSION
STAMP TAX \$ 13.20
JAN 13 1981

which has the address of 300 Chick Springs Road Greenville (City)
(Street)
S. C. 29609 (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.

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