

FILED GREENVILLE CO. S. C. MORTGAGE

JAN 20 1 47 PM '81

THIS MORTGAGE was made this 19th day of January, 1981, between the Mortgagor, H.C. Robert L. Winter and Ann B. Winter (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").

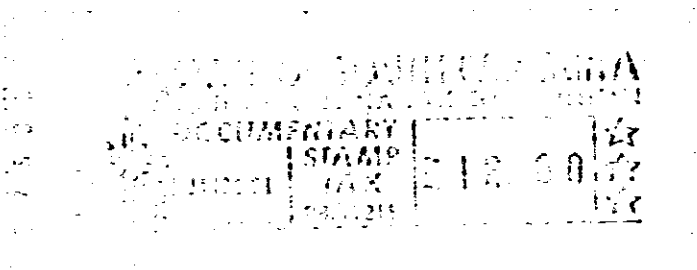
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-two thousand and no/00 Dollars, which indebtedness is evidenced by Borrower's note dated January 19, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not 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 that piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, located on the western side of Scarlett Street (formerly known as Forest Green Road), being known and designated as Lot No. 231, as shown on plat of Sherwood Forest prepared by Dalton & Neves, Engineers, dated August, 1951, revised through June, 1953, which plat is of record in the Office of the RMC for Greenville County, SC, in Plat Book GG, Pages 70 and 71, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Scarlett Street, joint front corner of Lots 230 and 231, said pin being 415 feet from intersection of Littlejohn Lane; running thence with Lot 230 N. 76-44 W. 175 feet to an iron pin; thence N. 13-16 E. 75 feet to an iron pin; thence with Lot 232 S. 76-44 E. 175 feet to an iron pin, western side of Scarlett Street; thence with western side of Scarlett Street S. 13-16 W. 75 feet to beginning corner.

This is the same property conveyed to the mortgagor by deed of Clayton S. Aldebol, to be recorded of even date herewith.



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which has the address of 128 Scarlett Street, Greenville (Street) (City) South Carolina (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 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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