

**MORTGAGE**

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THIS MORTGAGE is made this 9th day of January 1981 between the Mortgagor, Jerry Alvin Greene and Jane A. Greene (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of U.S. \$ Eleven Thousand And No/100 which indebtedness is evidenced by Borrower's note dated January 9, 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 February 1, 1991;

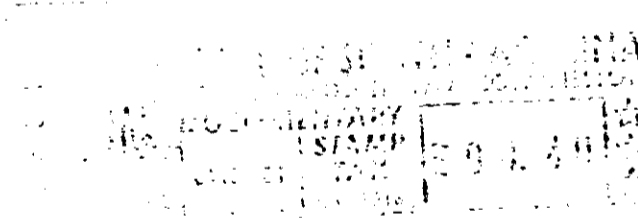
To SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, 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, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Tract 4, together with a strip lying between Tracts 4 and 5 and also a strip lying between Tracts 3 and 4 and having, according to a plat of Property of John H. Thornton and Ruby G. Thornton prepared by R. K. Campbell, Engineer, and recorded in the R.M.C. Office for Greenville County in Plat Book KK at Page 40, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Lake Drive at the joint corner of Tract 5 and a strip of land lying between Tracts 4 and 5 and running thence with the line of Tract 5, S. 7-12 W. 150.33 feet to an iron pin; thence S. 86-37 E. 123 feet to and iron pin at the corner of Tract 3; thence along the line of Tract 3, N. 7-12 E. 150.33 feet to an iron pin on the southern side of Lake Drive; thence with the southern side of Lake Drive, N. 86-37 W. 123 feet to the beginning corner;

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat(s) or on the premises.

Derivation: W.C. Bumby, 20 Fed. 1973, Deek Book 967-490.



which has the address of 17 Lakeside Drive, Berea, Greenville (Street) (City) South Carolina 29611 (herein "Property Address"); (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 seized 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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