

FILED  
GREENVILLE CO. S. C.

FEB 27 11 36 AM '81

# MORTGAGE

BOOK 1533 PAGE 696

DONNIE S. TANKERSLEY

THIS MORTGAGE is made this 27th day of February, 1981, between the Mortgagor, Willis Edward Tisdale, Jr. and Cynthia C. Tisdale (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-eight Thousand, Nine Hundred and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated February 27, 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 February 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 certain piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the northern side of Northwood Avenue and being known and designated as Lot 5 on a Plat of PROPERTY OF FURMAN C. SMITH AND G. HERMAN WALKER recorded in the RMC Office for Greenville County in Plat Book S, Page 3 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

DERIVATION: This being the same property conveyed to Mortgagor by deed of William Timothy Raines and Julie H. Raines as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1143, Page 362, on February 27, 1981.

WHICH has the address of 7 Northwood Avenue, Greenville, South Carolina 29609.

which has the address of 7 Northwood Avenue Greenville  
(Street) (City)  
South Carolina 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 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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