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BOOK 1533 PAGE 743

MORTGAGE

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THIS MORTGAGE is made this 27th day of February 1981, between the Mortgagor, W. P. Timmerman, III and Sarah F. Timmerman (herein "Borrower"), and the Mortgagee, Carolina Federal Savings & Loan Ass., a corporation organized and existing under the laws of South Carolina, whose address is P. O. Box 10148, Greenville, South Carolina 29603 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Three Thousand Five Hundred and No/100 (\$33,500.00) 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 March 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 on the Southwestern side of Pimlico Road in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 103, Section A, as shown on a plat entitled "Cower Estates" prepared by Dalton & Neves, Engineers, dated January, 1960, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book QQ at page 146, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Southwestern side of Pimlico Road at the joint front corner of Lots Nos. 103 and 104 and running thence S. 67-46 W. 188.4 feet to the center of a branch; thence with said branch, center of branch as the line, the traverse line of which is S. 2-46 E. 116.8 feet to a point on the edge of Shelburne Road; thence with the said road N. 70-17 E. 203 feet; thence with the curve of the intersection of Pimlico Road and Shelburne Road, the chord of which is N. 24-01 E. 34.5 feet; thence along Pimlico Road; N. 22-14 W. 95 feet to the point of beginning.

The within conveyance is subject to all restrictions, setback lines, zoning ordinances, utility easements and rights of way, if any, affecting the above described property.

This being the same property conveyed to the Mortgagors herein by Deed of Ellis M. Johnston, II, and Constance H. Johnston and is to be recorded herewith in the RMC Office for Greenville County, South Carolina.

which has the address of 256 Pimlico Road Greenville
[Street] [City]
S. C. 29607 (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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