

RECORDED
MAR 8 1 30 PM '81
R.M.C. OFFICE
GREENVILLE

1534 384

MORTGAGE

THIS MORTGAGE is made this 6th day of March 1981, between the Mortgagor, Carlos R. Jimenez and Barbara Jimenez (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 U.S. \$ 20,000.00 which indebtedness is evidenced by Borrower's note dated March 6, 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 March 1, 1993;

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 lot of land situate, lying and being in Greenville County, South Carolina, and being a portion of Lot No. 9 of Holly Hill Estates, plat of which is recorded in Plat Book BBB at Page 167, and being further designated as Lot No. 9-A on a plat recorded in Plat Book MMM at Page 85, according to a more recent plat entitled property of Carlos R. Jimenez and Barbara Jimenez made by Freeland & Associates dated March 2, 2981, recorded in the RMC Office for Greenville County, S.C. in Plat Book 8-K at Page 45, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northely side of Roundabout Way at the joint front corner of Lots Nos. 8 and 9-A and running thence with the common line of said lots, N. 33-50 E. 361.7 feet to an iron pin; thence S. 27-43 E. 129 feet to an iron pin; thence S. 10-53 W. 305.4 feet to an iron pin on the northerly side of Mountain Brook Trail; thence with said Trail S. 36-28 W. 20 feet to an iron pin; thence around a curve at the intersection of Mountain Brook Trail and Roundabout Way (the chord of which is S. 82-10 W.) 34.9 feet to an iron pin on the northerly side of Roundabout Way; thence with said Way, N. 53-09 W. 185.4 feet to an iron pin; thence continuing with said Way, N. 20-46 W. 25 feet to the point of Beginning.

This being the same property conveyed to the mortgagors by deed of Sunbelt Properties of even date to be recorded herewith.

which has the address of 9 Roundabout Way Greenville
[Street] [City]
South Carolina 29609 (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 seised 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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