

P. O. Box 907
Greenville, S. C. 29602

FILED
GREENVILLE CO. S. C.

MAR 11 12 15 PM '81

MORTGAGE

1534 829

(#5957) **ANNIE S. TANKERSLEY**
R.M.C.

THIS MORTGAGE is made this 11th day of March
1981, between the Mortgagor, Winifred H. Estes
(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 Thirty-four thousand four hundred
fifty and 00/100 (34,450.00) Dollars, which indebtedness is evidenced by Borrower's note
dated March 11, 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 April 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 unit situate, lying and being in the State
of South Carolina, County of Greenville, being known and designated as Unit
A, Bldg. 14 (Fourteen), of Sugar Creek Villas Horizontal Property Regime, as
more fully described in Declaration (Master Deed) dated September 15, 1980,
and recorded in the RMC Office for Greenville County, South Carolina on
September 15, 1980, in Deed Book 1133, at Pages 365 through 436, inclusive,
and survey and plot plan recorded in the RMC Office for Greenville County in
Plat Book 7-X, at Page 40 (amended plat is recorded in Plat Book 7-X, at
Page 79), as amended by First Amendment to Declaration (Master Deed) of
Sugar Creek Villas Horizontal Property Regime dated February 25, 1981, and
recorded in the RMC Office for Greenville County, South Carolina, on
February 26, 1981, in Deed Book 1143, at Pages 305 through 319, inclusive.

This is the same property conveyed to the Mortgagor herein by deed of
Cothran & Darby Builders, Inc. of even date herewith to be recorded.

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which has the address of Unit A 14, Sugar Creek Villas, Greer,
[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 improve-
ments 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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