

REC'D
S.C.
MAR 17 1981
BANKERSLEY
M.C.

1535 PAGE 342

MORTGAGE

THIS MORTGAGE is made this 17th day of March, 1981, between the Mortgagor, Gregorio M. Salvador and Leticia D. Salvador (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 Sixty-one Thousand Six Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 17, 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 with all buildings and improvements thereon situate, lying and being on the eastern side of Hudson Farm Road in Greenville County, South Carolina being known and designated as Lot No. 55 as shown on a plat entitled DEVENGER PLACE, SECTION NO. 6 made by Dalton & Neves dated September 1975, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 5-P at Page 2 and having according to a more recent survey thereof entitled PROPERTY OF R. DANIEL CAPELL AND MARGARET U. CAPELL made by Freeland & Associates dated August 14, 1979, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern edge of Hudson Farm Road at the joint front corner of lots nos. 56 and 55 and running thence along the common line of said lots, S. 56-59 E. 135 feet to an iron pin; thence S. 16-39 W. 70 feet to an iron pin at the joint rear corner of lots 54 and 55; thence along the common line of said lots, N. 69-01 W. 157.7 feet to an iron pin on the eastern side of Hudson Farm Road; thence along the eastern side of Hudson Farm Road, N. 31-33 E. 17.1 feet to an iron pin and N. 33-01 E. 83 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to Gregorio M. Salvador and Leticia D. Salvador by deed of Bankers Trust of South Carolina of even date to be recorded herewith.

RECORDED
MARCH 17 1981
STAMP

which has the address of 200 Hudson Farm Road Greer
(Street) (City)
S. C. 29651 (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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