

GR... REG
S.C.
APR 13 PM '81
500A
WALKERSLEY
R.M.C.

BOOK 1537 PAGE 516

MORTGAGE

THIS MORTGAGE is made this 7th day of April, 1981, between the Mortgagor, CHARLOTTE F. SHARP, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-seven Thousand and No/100 (\$27,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 7, 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 May 1, 1983.....;

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 Northeastern side of South Faris Circle (formerly known as East Faris Road Extension), in the County of Greenville, State of South Carolina, being known and designated as Lot No. 81 and a portion of Lot No. 80, Forest Heights Subdivision, as shown on a plat thereof recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book P at page 71, and having, according to a more recent plat entitled "Property of Charlotte F. Sharp", dated April 7, 1981, prepared by Freeland & Associates, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 8-M at page 72, the following metes and bounds:

BEGINNING at an iron pin on the Northeastern side of South Faris Circle at the joint front corner of Lots Nos. 81 and 82, and running thence with the line of Lot No. 82 N. 68-08 E. 149.09 feet to an iron pin on the Southwestern side of a twenty foot alley; thence with the Southwestern side of said alley S. 47-29 E. 90.10 feet to an iron pin in the rear line of Lot No. 80; thence with a new line through Lot No. 80 S. 52-54 W. 179.2 feet to an iron pin on the Northeastern side of South Faris Circle; thence with the Northeastern side of South Faris Circle, the following courses and distances: N. 38-17 W. 29.72 feet to an iron pin, thence N. 27-45 W. 49.92 feet to an iron pin, and thence N. 23-41 W. 50.20 feet to the point of beginning.

This is the identical property conveyed to the Mortgagor herein by deed of Cathryn H. Hagood, dated April 7, 1981, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1145 at page 818, on April 7, 1981.

which has the address of 172 Faris Circle, Greenville,
(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 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.

400 9 691801

5150

4328 RV-2