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GREENVILLE CO. S. C.

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MORTGAGE

BOOK 1538 PAGE 311

THIS MORTGAGE is made this 25th day of March 1981, between the Mortgagor, Arthur L. Tinsley, AND LOAN ASSOCIATION (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. \$ 3,500.00 which indebtedness is evidenced by Borrower's note dated March 25, 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, 1985;

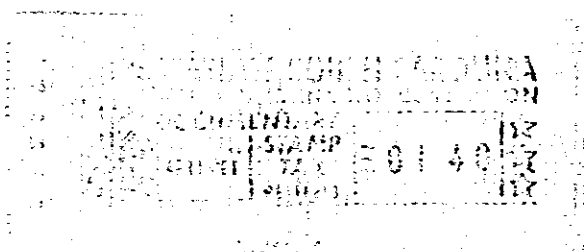
TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, 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 certain lot of land lying in the State of South Carolina, County of Greenville, on the western side of Havenhurst Drive shown as Lot #87 on a Plat of Homestead Acres, Section II, recorded in the RMC Office for Greenville County in plat book XX at page 143 and being further described as follows:

BEGINNING at an iron pin on the western side of Havenhurst Drive at the joint corner of Lots #88 and #87 running thence along the line of Lot #88 S 87-50 W 235.8 feet to a branch; thence along the meanders of the said branch S 5-03 W 90.7 feet to the corner of Lot #86; thence along the line of Lot #86 N 87-50 E 247.2 feet to an iron pin on the western side of Havenhurst Drive; thence along Havenhurst Drive N 2-10 W 90 feet to the point of beginning.

Being subject to certain protective covenants and easements as will appear by reference to the public records in the RMC Office for Greenville County. Being the same property conveyed to Charles Ray Vehorn et al by deed recorded in Deed Book 793 at Page 599.

As part of the consideration for the foregoing conveyance, the grantee assumes and agrees to pay the outstanding balance on a note and mortgage



which has the address of 401 Havenhurst Drive Taylors South Carolina 29687 (herein "Property Address");

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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