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CO. S. C.
MAY 14 AM '81

MORTGAGE

REC-1541 157

THIS MORTGAGE is made this 14th day of May 1981 between the Mortgagor, Milton Douglas Price and Sara Williams Price (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. \$ 8,300.00 which indebtedness is evidenced by Borrower's note dated May 14, 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 May 1, 1988;

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 piece, parcel and lot of land in Chick Springs Township, Greenville County, State of South Carolina, and being in that subdivision known as Lake View Heights, about one mile south of Greer, South Carolina, and being a portion of Lot No. 2 as shown on a plat of property, prepared for Mrs. Bessie and I. M. Wood Estate, by J. A. Simmons, R.S. November 2, 1959, and being more particularly described as follows:

BEGINNING at the joint corner of Lots Nos. 3 and 13 and running thence a new line through Lot No. 2, N. 60-12 W., 37 feet to the edge of Highway No. 14; thence with said edge of Highway No. 14, S. 29-48 W., 37.9 feet to the corner of Lot No. 3; thence with Lot No. 3, N. 74-05 E., 53 feet to the point of beginning, this being triangular in shape.

ALSO: ALL that certain lot of land situate in Chick Springs Township, County and State aforesaid, being known and designated as Lot No. 3 in what is known as Lake View Heights, property of Mrs. Bessie and I. M. Wood Estate, shown on a subdivision and plat of same made by H. S. Brockman, Reg. Surveyor, dated November 2, 1959, said plat being of record in the RMC Office for Greenville County in Plat Book RR at Page 19 and having the following metes and bounds, and courses and distances as shown by said plat, to-wit:

BEGINNING at an iron pin in the eastern line of road leading from Greer to Pleasant Grove, at northern intersection of Woodfield Drive and running thence along line of Woodfield Drive S. 72-25 E., 119.3 feet to a point; thence N. 74-05 E., 57 feet to an iron pin at the joint front corners of Lots 3 and 13; thence N. 15-55 W., 180 feet to an iron pin; thence S. 74-05 W., 53 feet to an iron pin in the eastern line of road leading from Greer to Pleasant Grove; thence S. 26-22 W., 154.2 feet to an iron pin at the beginning corner.

This being the same property conveyed to the Mortgagors by deed of B. A. Teasley, et al, dated January 30, 1976, recorded February 5, 1976, in Deed Book 1031 at Page 215.

This mortgage is second and junior in lien to that mortgage given to Greer Federal Savings and Loan Association in the original amount of \$20,000.00 dated March 30, 1976 and recorded in the RMC Office for Greenville County on March 30, 1976, in Mortgage Book 1363 at Page 592,

which has the address of 1113 S. Main Street, Greer, South Carolina 29651 (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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