

FILED
11 41 AM '81
WHERSLEY

MORTGAGE

BOOK 1541 PAGE 417

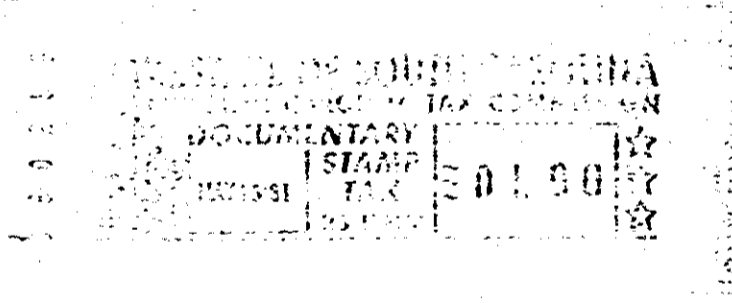
THIS MORTGAGE is made this 1st day of May 1981 between the Mortgagor, Edwin Stephen & Lavern M. Simpson (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of South Carolina whose address is 107 Church Street, Greer, South Carolina, 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 2,500.00 which indebtedness is evidenced by Borrower's note dated 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, 1983;

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 those pieces, parcels or lots of land situate, lying and being on the northwestern side of South Carolina Highway #171 near the Town of Greer, in the County of Greenville, State of South Carolina and known and designated as Lots Nos. 84 and 85 of a subdivision known as Gilreath Estates, Section 2, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book GG at Page 199 and according to said plat has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Jefferson Drive at the joint corner of Lot No. 85 and an unnumbered tract and running thence with the southeastern side of said drive S. 35-08 E., 50 feet to an iron pin; running thence S. 32-25 E., 200 feet to an iron pin at the intersection of Jefferson Drive with S. C. Highway No. 171; running thence S. 15-21 W., 33.3 feet to an iron pin; running thence S. 63-54 W., 350 feet to an iron pin at the intersection of S. C. Highway No. 171 and a proposed street; running thence N. 74-31 W., 37.4 feet to an iron pin; thence running with the proposed street N. 33-10 W., 130 feet to an iron pin; running thence N. 44-15 W., 60 feet to an iron pin at the joint corner of Lot 84 and an unnumbered tract; running thence N. 44-57 E., 225.1 feet to an iron pin; running thence S. 32-00 E., 45 feet to an iron pin; running thence with the rear line of Lot No. 85, N. 55-2 E., 194.9 feet to an iron pin, point of beginning. Derivation: Hazel G. Taylor, Tr., Fed. 12, 1971, Deed Bk. 908 Page 380.



which has the address of R. #7, Rutherford Road, Greer, South Carolina 29651 (Street) (City) South Carolina (herein "Property Address"); (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 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

400 e 12211801

0413

4328 RV-2