

S.C.
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MORTGAGE

BOOK 1545 PAGE 544

THIS MORTGAGE is made this 18th day of June, 1981, between the Mortgagor, William H. Grace, III & Mary Ellen Grace (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").

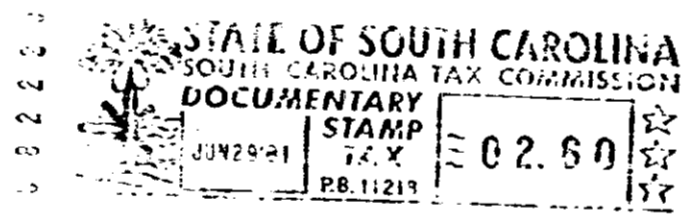
WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 6,500.00 which indebtedness is evidenced by Borrower's note dated June 18, 1981 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on June 1, 1987;

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:

being known and designated as Lot No. 30 on a Plat of the Property of W. Dennis Smith, recorded in Plat Book 00 at pages 36 and 37 and having, the following metes and bounds, to wit:

BEGINNING on a stake on the north side of Endless Drive, joint front corner of Lots No. 30 and 31 and runs thence with the common line of said Lots, N. 15-35 E., 210 feet to a point in the center of a creek; thence up and with the meanders of the creek, N. 78 W., about 100 feet to a stake; corner of Lots No. 29 and 30; thence S. 15-35 W., 205 feet to a stake on the north side of Endless Drive; thence therewith S. 74-25 E., 100 feet to the beginning.

This is the identical property conveyed to the mortgagors by Deed of William D. Hood and Mamie V. Hood recorded in the RMC Office for Greenville County in Deed Book 843 at page 115.



which has the address of 320 Endless Drive, 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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