

FILED  
 JUN 29 1981  
**MORTGAGE** Tankersley  
 RMC

BOOK 1545 PAGE 636

THIS MORTGAGE is made this 22nd day of June 1981, between the Mortgagor, Richard C. Mott and Kim E. Mott (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. One Thousand Seven Hundred Seventy \* which indebtedness is evidenced by Borrower's note dated June 22, 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 15, 1983; \*Eight Dollars and 64 cents.

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 piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot No 34, as shown on a Plat of property entitled "Property of Richard C Mott and Kim E Mott" as recorded in Plat Book 7-K at Page 81, in the RMC Office for Greenville County, S C., and having according to said plat, the following metes and bounds, to-wit:

BEGINNING AT an iron pin on the Northern side of Rogers Avenue, said pin being approximately 158 feet from the intersection of Pine Street and Rogers Avenue, running thence N. 5-50 W. 100.4 feet to an iron pin; thence N. 83-55 E. 78.0 feet to an iron pin, the point of beginning.

THIS being the same property conveyed to the mortgagors herein by deed of James Evan Rhodes as recorded in Deed Book 1115 at page 66, in the RMC office for Greenville County, S. C., on November 6, 1979.

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which has the address of 205 Rogers Avenue Greenville South Carolina 29609 (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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