



MORTGAGE

BOOK 1546 PAGE 573

THIS MORTGAGE is made this first day of July between the Mortgagor, Virginia Marie Riles and Lena B. Smith (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. \$ Five thousand dollars & no/100 which indebtedness is evidenced by Borrower's note dated June 11, 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 August 1, 1984;

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 near the city of Greenville, known and designated as Lots Nos. 11 of a subdivision known as Staunton Court, as shown on a plot thereof prepared by Piedmont Engineers & Architects, dated June 1966, revised April 1967 recorded in the RMC Office for Greenville County in Plat Book PPP at page 143, and having the said plat at the following metes and bounds, to-wit:

Beginning at an iron pin on the northeast side of Staunton Court, the joint front corner of Lots No. 10 and 11; thence with the joint line of said lots N. 58-12 E. 110.9 feet to an iron pin; thence N. 31-55 W. 150.08 feet to an iron pin corner of Lot No. 12; thence with the line of said lot S. 58-19 W. 110.65 feet to an iron pin on the northeast side of Staunton Court; thence with the northeast side of said street S. 31-48 E. 150 feet to the beginning corner.

Derivation: Walter B. Meaders, recorded April 15, 1968.



which has the address of 11 Staunton Court Greenville
[Street] [City]
South Carolina 29611 (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

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