

RECORDED
S. C.
PH '81

MORTGAGE

THIS MORTGAGE is made this 7 day of July 1981, between the Mortgagor... Chester R. MacDonald, Jr., and Gayle C. MacDonald (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").

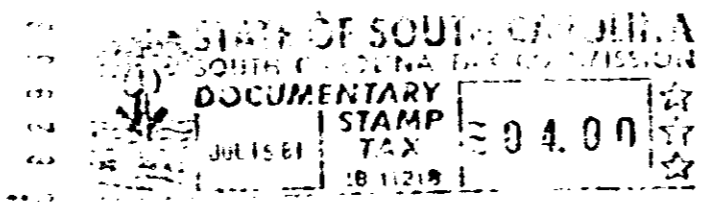
WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 10,000.00 which indebtedness is evidenced by Borrower's note dated July 7, 1981 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on July 1, 1989;

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 of or lot of land in the State of South Carolina, County of Greenville, being shown and designated as Lot no. 60 of Mountainbrooke Subdivision, plat of which is recorded in the RMC Office for Greenville County in plat book 4F at page 47, and according to said plat, having the following metes and bounds, to-wit;

BEGINNING at an iron pin on the westerly side of Crosscreek Lane at the joint front corner of lots 59 and 60 and running thence with the line of said lots, S.67-0900E., 113.69 feet; thence N. 32-2010E., 96.85 feet to an iron pin on Eagle Ridge Lane; thence with Eagle Ridge Lane, N. 48-0050 W., 104.46 feet; thence S. 85-3410 W., 34.34 feet to a point on Crosscreek Lane; thence with curve of Crosscreek Lane, the radius of which is 249.27, 115 feet to the point of beginning.

This conveyance is subject to restrictive covenants of record and to any easements or rights of way affecting the above described property.



This property was conveyed to the mortgagors by deed of Claudette B. and Larry R. Jarvis, said deed recorded in the RMC office in Deed book 1010 at page 340 on Nov. 13, 1974. Chester R. MacDonald conveyed his interest in the above property to Gayle MacDonald by deed recorded in deed book 1034 at page 651, said deed recorded on April 13, 1976.

which has the address of 4901 Crosscreek Drive Greenville South Carolina 29607 (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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