

MORTGAGE

REC. 1517 PAGE 136

THIS MORTGAGE is made this 15th day of July 1981 between the Mortgagor, Samuel L. and Jimmie Fay Davis (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").

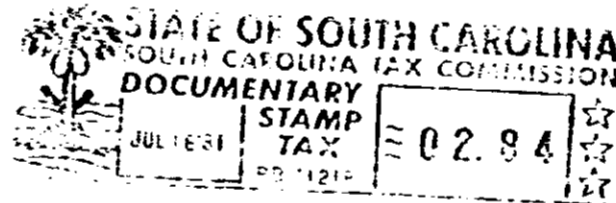
WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 7,100.00 which indebtedness is evidenced by Borrower's note dated July 1, 1988 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on July 1, 1988;

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 lot of land located in the State of South Carolina, County of Greenville, City of Greer, at the northwestern intersection of Cannon Avenue and Pelham Street, and being more specifically shown on a survey for C. B. and Hall M. Hollifield dated May 28, 1976, by Terry T. Dill, Surveyor, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northwest intersection of Cannon Avenue and Pelham Street on the right of way of sidewalk, and running thence with sidewalk right of way along Cannon Avenue N. 82-47 W. 85 feet to an iron pin; thence N. 8-06 E. 132.7 feet to an iron pin; thence S. 55-40 E. 132 feet to an iron pin at the right of way of sidewalk on Pelham Street; thence with southwest side of Pelham Street S. 32-40 W. 80 feet to the point of beginning.

This being the same property conveyed to grantor by deed of C. B. Hollifield and Hall M. Hollifield dated June 18, 1976, and recorded June 22, 1976, in Deed Book 1038 at page 403, R.M.C. Office for Greenville County



which has the address of 108 Pelham Street, 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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