

ORIGINAL FILED
AUG 12 9 26 AM '81
DONNIE S. TANKERSLEY

MORTGAGE

1510 725

THIS MORTGAGE made this 5th day of August 1981 between the Mortgagor, Michael A. & Patricia E. Vidler (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 29645 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 15,000.00 which indebtedness is evidenced by Borrower's note dated August 5, 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, 1991;

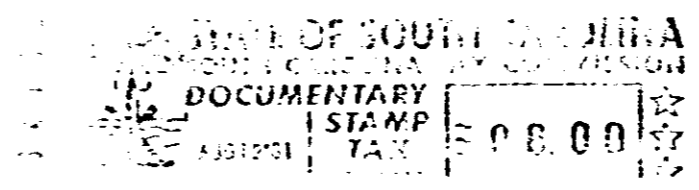
TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, 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 or lot of land with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the westerly side of East Woodburn Drive, near the City of Greenville, S. C., being known and designated as Lot No. 24 on plat entitled "Seven Oaks" as recorded in the RMC office for Greenville County, SC in Plat Book 4R at Page 6, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Woodburn Drive, said pin being the joint front corner of Lots 24 and 25 and running thence with the common line of said Lots, N. 51-58 W. 185.4 feet to an iron pin, the joint rear corner of Lots 24 and 25; thence N. 59-31 E. 171.4 feet to an iron pin on the southwesterly side of East Woodburn Drive; thence with the southwesterly side of East Woodburn Drive, S. 30-29 E. 18 feet to an iron pin; thence S. 24-48 E. 67.7 feet to an iron pin; thence S. 13-26 E. 67.6 feet to an iron pin; thence S. 35-41 W. 34.4 feet to an iron pin; thence S. 48-41 W. 46.2 feet to an iron pin, the point of beginning.

THIS being the same property conveyed to the grantors herein by deed of H. Gerald Edwards and Shirley M. Edwards, dated January 23, 1976 and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1030 at Page 608 on January 23, 1976.

This mortgage is second and junior in lien to that mortgage given in favor of Fidelity Federal Savings and Loan Association (now American Federal Savings and Loan Association) in the original amount of \$41,600.00 recorded in the R.M.C. Office for Greenville County, South Carolina, on October 20, 1977 in Mortgages Book 1413 at Page 457.



which has the address of 110 East Woodburn Drive Taylors South Carolina 29687 (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

400 8 31211301

270

4328 RV-2