

First Federal Savings & Loan  
301 College St.  
Greenville, S.C. 29601

BOOK 1550 PAGE 61

FILED  
GREENVILLE CO. S. C.

AUG 17 12 15 PM '81

## MORTGAGE

DONNIE S. TANKERSLEY

THIS MORTGAGE <sup>R.M.C.</sup> is made this 17th day of August,  
1981, between the Mortgagor, DILLIE G. SMITH

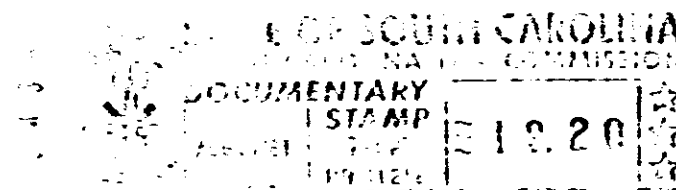
(herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of FORTY EIGHT THOUSAND AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 17, 1981, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2006.....;

TO SECURE to Lender (a) 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, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), 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 unit situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit No. 13-D of Villas on the Green Horizontal Property Regime, as is more fully described in Master Deed dated July 30, 1980, and recorded in the RMC Office for Greenville County, S.C. in Deed Book 1130 at pages 162 through 235, inclusive, and Election to Expand Condominium and to Build Stage Two of Villas on the Green Horizontal Property Regime dated June 3, 1981, and recorded in the RMC Office for Greenville County, S.C. in Deed Book 1149 at page 390, and survey and plot plan recorded in the RMC Office for Greenville County in Plat Book 8N at page 43.

DERIVATION: Deed of Gatewood Builders, Inc. recorded in the RMC Office for Greenville County in Deed Book 1153 at page 631 on August 17, 1981.



which has the address of 13-D Villas on the Green, Taylors,  
(Street) (City)  
S. C. 29687  
(State and Zip Code) (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, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, 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 herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.