

**MORTGAGE**

BOOK 1550 PAGE 419

THIS MORTGAGE was made this 17th day of August 1981, between the Mortgagor, John C. Mauldin and Laura M. Mauldin (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").

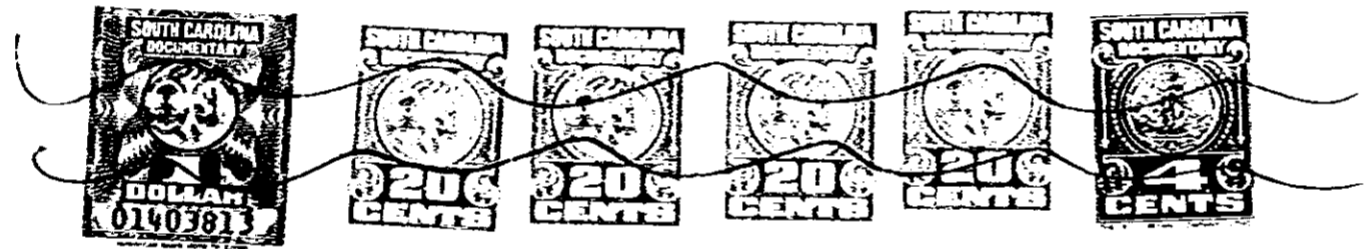
WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ \*Four Thousand Five Hundred Fifty five & 84c which indebtedness is evidenced by Borrower's note dated August 6, 1981 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on August 1, 1991 \*4,555.84

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 in said County and State being shown as Lot 19 on plat #3 of Cherokee Forest, said plat recorded in Plat Book QQ at pages 36-37 in the RMC Office for Greenville County, and having the following metes and bounds:

Beginning at an iron pin on the Northern side of Vicki Circle at the joint corner of Lots 19 and 20; thence with line of Lot 20, N 04-31 E 200 feet to an iron pin; thence N 85-29 W 100 feet to an iron pin; thence with line of Lot 18, S 04-31 W 200 feet to an iron pin on Vicki Circle; thence with Vicki Circle, S 85-29 E 100 feet to the beginning corner.

Being the same property conveyed to the mortgagors on October 4, 1976 by deed of Sarah Scott Thompson



which has the address of 13 Vicki Circle, Greenville South Carolina 29615 (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 seized 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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