



MORTGAGE

THIS MORTGAGE is made this 21st day of August 1981 between the Mortgagor, Billy W. Ables and Joyce R. Ables (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. \$ Ten thousand and no/100 which indebtedness is evidenced by Borrower's note dated August 21, 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 21, 1981;

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 piece, parcel and lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot 375, of Westwood, Sec. IV., as shown on plat prepared by Piedmont Engineers, dated June 7, 1972, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 4R, at Page 30, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Willowtree Drive at the joint front corner of Lots Nos. 374 and 375 and running thence with the line of Lot 374 N. 87-33 E. 137.1 feet to an iron pin in the line of Lot 373; thence with the line of Lot 373 S. 13-15 E. 15.2 feet to an iron pin at the joint rear corner of Lots Nos. 377 and 373; thence with the line of Lots Nos. 375 and 376; thence with the line of Lot Nos. 376 S. 87-33 W. 140.0 feet to an iron pin on the eastern side of Willowtree Drive at the joint front corner of Lots Nos. 375 and 376; thence with the eastern side of Willowtree Drive N. 2-27 W. 86.0 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of James L. Miers and Betty B. Miers, dated December 15, 1977 and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1070, at Page 319 on December 16, 1977.



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which has the address of 204 Willowtree Drive, Simpsonville, South Carolina 29681 (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

