

MORTGAGE

SEP 9 10 21 AM '81

THIS MORTGAGE is given this 8th day of September 1981 between the Mortgagor, John W. Tate and Carolyn W. Tate (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. \$ 11,750.00 which indebtedness is evidenced by Borrower's note dated September 8, 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 September 1, 1990;

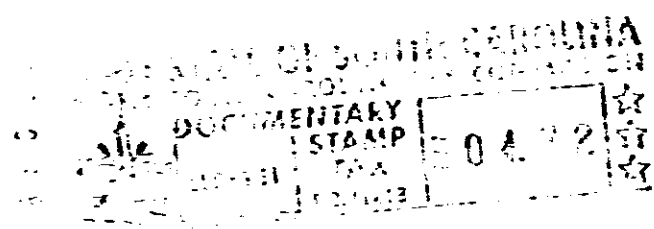
TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained. 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:

Chick Springs Township, and on the north side of the Hammett Bridge Road, and being all of Lot No. 20 on the property of Euba G. Holliday, according to survey and plat by J.Q. Bruce, R.S., dated March 21, 1961, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of said road, corner of Lots Nos. 20 and 21 and runs thence along common line of said lots, N. 30-12 W. 180 feet to an iron pin, corner of Lot 13; thence along line of Lot 13, S. 59-48 W. 100 feet to iron pin, corner with Lot No. 19; thence along line of Lot 19, S. 30-12 E. 180 feet to an iron pin on the north side of said road; thence along the road, N. 59-48 E. 100 feet to the beginning corner.

This conveyance is subject to all restrictions, easements, rights of way and roadways of record, on the recorded plats or on the premises.

This is the same property conveyed to mortgagors by deed of Preston J. D. and Wilma P. Owens to be recorded herewith, and recorded in the RMC Office for Greenville County on August 19, 1980, in Deed Book 1131 at page 520.



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which has the address of 412 Hammett Bridge Road, 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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