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GREER, S. C.

SEP 9 10 21 AM '81

DONNIE S. TANKERSLEY  
R.M.C.

# MORTGAGE

BOOK 1552 PAGE 173

THIS MORTGAGE is made 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").

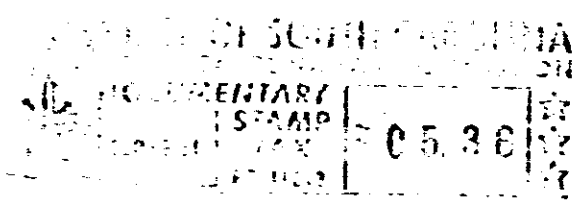
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirteen Thousand Four Hundred and NO./100 Dollars, which indebtedness is evidenced by Borrower's note dated September 8, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1st, 1991.

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: in the City of Greer, lying on the East side of South Main Street, and the northern side of Donaldson Street and having the following courses and distances according to plat by H. S. Brockman, surveyor, dated January 24, 1974, which plat was made for J. S. and Mozell C. Dillard, to-wit:

BEGINNING on a nail and cap on the north side of Donaldson Street, and on the east side of South Main Street and running thence with the north margin of Donaldson Street, S. 52-45 E. 291.9 feet to an iron pin at the west end of a culvert pipe at the intersection of Campbell Street; thence with the west margin of Campbell Street, N. 31-30 E. 100 feet to an iron pin; thence N. 52-47 W. 293.8 feet along J. S. Dillard line to the east margin (pin) of South Main Street; thence with the east margin of South Main Street, S. 30-25 W. 100 feet to the beginning corner.

This is that same property conveyed to Mortgagors by deed of Palmer R. and Rachel A. Lister to be recorded herewith.

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



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which has the address of South Main Street, Greer, S. C., 20651 (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.

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