



**MORTGAGE**

THIS MORTGAGE is made this 21st day of September 1981, between the Mortgagor, Timothy L. Buchanan (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. \$ Six thousand and no/100 which indebtedness is evidenced by Borrower's note dated 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 15, 1991;

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 those pieces, parcels or lots of land in the County of Greenville, State of South Carolina, situate, lying and being on Beverly Avenue and being known and designated as Lots Nos. 5 and 6 of Block B, on a plat of GROVE PARK Subdivision, recorded in the RMC Office for Greenville County in Plat Book J at Pages 68 and 69, and having the following metes and bounds, to-wit:

Beginning at an iron pin on Beverly Avenue, corner of Lots 6 and 7 and running thence N. 35-55 E. 153.8 feet to an iron pin; thence N. 69-20 W. 50 feet to an iron pin; thence S. 36-20 W. 146 feet to an iron pin on Beverly Avenue; thence along said Avenue, S. 59-15 E. 50 feet to the point of beginning.

This is the same property as that conveyed to the Mortgagors herein by deed from Dennis K. Cook and Jessie Gail Cook to Timothy L. Buchanan recorded in the RMC Office for Greenville County on July 2, 1979 in Deed Book 1105 page 921.



which has the address of 5 Beverly Avenue, Greenville, South Carolina 29605 (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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