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MORTGAGE

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THIS MORTGAGE made this 1st day of November 1981 between the Mortgagor, Ellen A. Leverette Burns, formerly Ellen A. Leverette (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. \$ 4,000.00 which indebtedness is evidenced by Borrower's note dated November 1, 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 ;

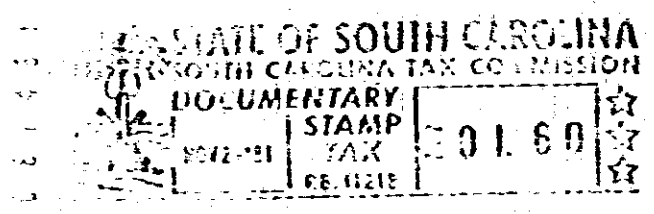
TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, 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 certain piece, parcel, or lot of land in the County of Greenville State of South Carolina, on the easterly side of Tindal Road, being shown and designated as Lot No. 84 of Sans S-uci Heights and being shown on a plat entitled "Property of Troy E. & Jane B. Reese, prepared by R. K. Campbell, RLS, March 29, 1961, recorded in the RMC Office for Greenville County, S.C., in Plat Book "VV", at Page 71-8, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at a point on the easterly side of Tindal Road, joint front corner of Lots Nos. 84 and 83 and running thence with the joint lines of said lots, S-81-31 E. 103 feet to an iron pin; thence S. 11-54 W. 75 feet to an iron pin, joint rear corner of Lots Nos. 78, 79, 84 and 85; thence with the joint rear lines of Lots No. 84 and 85, N. 81-31 W. 103.7 feet to an iron pin on the easterly side of Tindal Road; thence with the easterly side of Tindal Road, N. 12-32 E. 75 feet to the point of BEGINNING.

The within is the identical property heretofore conveyed to the mortgagor by deed of Barton R. Harkey and Patricia M. Harkey, dated 8 September 1978, to be recorded herewith. MORTGAGEE'S MAILING ADDRESS: 107 Church Street, Greer, S. C. 29651

The above mentioned deed from Barton R. and Patricia M. Harkey to Ellen A. Leverette was duly recorded in the RMC Office for Greenville County, S. C. on September 8, 1978 in Deed Book 1087 at Page 1.



which has the address of 306 Tindal Road, Greenville, S. C. 29609 (Street) (City) South Carolina (herein "Property Address"); (Zip Code)

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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