

GR... S.C.

2 40 PM '81

WILKINSON PERSLEY  
R.M.C.

**MORTGAGE**

1557 757

THIS MORTGAGE is made this 4th day of November 1981 between the Mortgagor Randall T. Mullinax and Georgia H. Mullinax (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. \$ 10,000.00 which indebtedness is evidenced by Borrower's note dated November 4, 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 November 1, 1989;

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 of that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, and being known and designated as Lot no. 66 of King Acres Subdivision, according to a plat prepared of said subdivision by John A. Simmons, Registered Surveyor, August 10, 1963, and which plat is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book YY at Page 153, and to which plat reference is craved for a more complete description thereon.

This is the same property conveyed to the Grantors by Deed of Randy L. Young and Katrina L. Young recorded in Deed Book 1091 Page 691 RMC Office for Greenville County

ALL that lot of land with all the buildings and improvements thereon, situate on the northwest side of Spartanburg-Greenville Road, near the City of Greenville, in the County of Greenville, South Carolina, being shown as a portion of Lot 2 on a plat of property of Joe E. Greene, made by H. S. Brockman, Surveyor, December 7, 1943, and also shown on a plat of property by Morris H. Duncan, recorded in the RMC Office for Greenville County, S. C., in Plat Book T, at Page 121, and having, according to said plat and a survey made by R. K. Campbell, Surveyor, dated May 21, 1963, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southeastern side of the Spartanburg-Greenville Road at the southwest corner of property now or formerly belonging to A. R. Duncan, shown as Lot 1 on a plat of Joe E. Greene property, and running thence along the southeastern edge of the Spartanburg-Greenville Road, S. 61-30 W., 103 feet to an iron pin; thence along the line of property of Duncan, N. 39-00 W., 417 feet to an iron pin; thence N. 61-30 E., 103 feet to an iron pin; thence along the line of property now or formerly belonging to Duncan, S. 39-00 E., 417 feet to an iron pin on the southeastern side of the Spartanburg-Greenville Road, the beginning corner, and containing one (1) acre, more or less.

This is the same property conveyed to grantor by deed of Johnny R. Mann and Doris W. Mann recorded March 21, 1977 in Deed Book 1053 at page 56 of the RMC Office for Greenville County.

CONTINUED ON BACK

which has the address of 302 Bent Creek Drive -- also Greer  
4211 E. North Street Greenville  
29651 (herein "Property Address"))  
South Carolina 29615

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

1810 1381 002 4.00/21

0707

1328 RV-2