

**MORTGAGE**

DONALD W. WILKINS

THIS MORTGAGE is made this 19th day of November 1981 between the Mortgagor Tyree E. & Gail C. Hyatt (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. \$ 8,500.00 which indebtedness is evidenced by Borrower's note dated Nov. 19, 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, 1988;

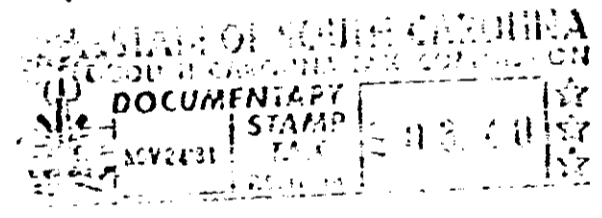
TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, 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 parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, near Chick Springs, on the East side of Groveland Drive, about three (3) miles westward from the City of Greer, according to a survey and plat of the property of Alger Cannon by Terry T. Dill, Registered C. E., dated August 30, 1968, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the east side of Groveland Drive, southwestern corner of the lot herein described, and running thence along said Drive, N. 30-42 W. 100 feet to an iron pin; thence N. 43-15 E. 273 feet to an iron pin; thence S. 15-45 E. 172.6 feet to an iron pin; thence S. 59-30 W. 217.5 feet to the beginning corner.

This property is further identified as Lot No. 65 of the Cannon property, as shown on said plat.

This is the same property conveyed to the grantor by deed of Robert G. Owens and Thelma D. Owens, to be recorded herewith.

This is the same property conveyed to the grantor by deed of Alger L. Cannon, to be recorded herewith.



which has the address of Route 13 Groveland Drive Taylors South Carolina 29687 (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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