



MORTGAGE

THIS MORTGAGE is made this 30th day of November 1981, between the Mortgagor, George R. & Mildred R. Wilkinson (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. \$ 15,000.00 which indebtedness is evidenced by Borrower's note dated November 30, 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 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 that certain piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the Western side of Capers Street and being known and designated as Lot No. 80, as shown on plat of Crescent Terrace, recorded in the RMC Office for Greenville County in plat Book E at Page 137 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at a stake on the west side of Capers Street, joint corner of Lots No. 80 and 81 and running thence S 84-19 W 175 feet to a stake; thence N 5-41 W 70 feet to a stake; thence along the line of Lot No. 79, N 84-19 E 175 feet to a stake on Capers Street; thence S 5-41 E 70 feet to the beginning corner.

This is the same property conveyed to the grantors herein by deed of Ethel H. Rigder recorded August 9, 1974 in Deed Book 1004 at Page 574.



which has the address of 114 Capers Street 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 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

GCTO -----3 DE 381 032

4.0000

67
1
0
0

4328 RV-2