

FILED S.C. 39 PM '82

**MORTGAGE**

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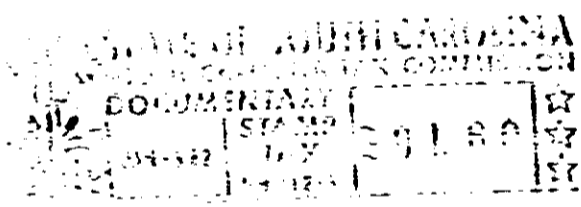
THIS MORTGAGE is made this 8. th day of January 19. 82 between the Mortgagor, Verlon Joe. & Grace W. Palmer (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of South Carolina whose address is 107 Church Street - Greer, South Carolina 29631 (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 January 8, 1982 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 January 1, 1987;

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:

Chick Springs Township, near Chick Springs, on the West side of Groveland Drive and being shown and designated as Lots Nos. 70 and 71 as shown on a plat of property prepared for Alger Cannon, August 31, 1968, by Terry T. Dill, Surveyor, recorded in Plat Book 4 F. page 36, R.M.C. Office for Greenville County. Reference is made to said plat for a more detailed description.

This being the same property conveyed to mortgagors herein by deed of Leo J. Fellwock and Sarah G. Fellwock dated January 8, 1982 to be recorded herewith.



which has the address of 9. Groveland. Dell 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 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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