

**MORTGAGE**

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THIS MORTGAGE is made this 26th day of April 1982, between the Mortgagor, **George S. & Janice M. Merritt** (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. \$ **25,000.00** which indebtedness is evidenced by Borrower's note dated **April 26, 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 \_\_\_\_\_;

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, with the buildings and improvements thereon, lying and being on the westerly intersection of Stone Ridge Road and Middle Brook Road, said lot being known and designated as Lot No. 152, on plat entitled "Map No. 4, Section One, Sugar Creek" as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5-D, Page 72. Said plat is specifically referred to for a more complete property description.

This conveyance is subject to a 5' drainage and utility easement on side and rear lot line and is subject to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

DERIVATION: See Deed of Cothran & Darby Builders, Inc., recorded in Deed Book 1030, Page 987, dated February 2nd, 1976.

STATE OF SOUTH CAROLINA  
DOCUMENTARY STAMP  
APR 26 1982  
\$ 10.00

SC10-3 APR 30 1982 006 4.2007

which has the address of **106 Stoneridge Road** **Greer**  
[Street] [City]  
South Carolina **29651** (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 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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