

Loan # 10690

MORTGAGE

FILED
GR... CO. S. C.
JAN 16 1 19 PM '83
JONNIE TANKERSLEY

THIS MORTGAGE is made this 12th day of January, 1983, between the Mortgagor S. Phillip Tinsley and Bobbie D. Tinsley (herein "Borrower"), and the Mortgagee, WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 206 South Main Street, Woodruff, S. C. 29388 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-Five Thousand and no/100 (\$55,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 12, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 2003

To SECURE to Lender (a) 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, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), 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 those two pieces, parcels or lots of land, one containing 1.32 acres, more or less, and the other containing .95 of an acre, more or less, lying, being and situate on the Northeast side of the Dillard Road, in County and State aforesaid, containing in the aggregate 2.27 acres, more or less, and having the following courses and distances, to-wit: Beginning at a Nail & Cap in said road and which Nail & Cap is S.59-10 W.25 feet from an Iron Pin, and running thence from said Nail & Cap N.59-10 E.412 feet to an Iron Pin, thence S.30-50 E.67.2 feet to an Iron Pin & Old Stone, thence S.46-57 E.34.15 feet to an Iron Pin, thence S.46-57 E.103 feet to a Branch, thence down and with the meanderings of said Branch, Branch being the line S.43-56 W.175.6 feet, S.59-32 W.140.1 feet and S.72-52 W.143.73 feet to a Nail & Cap in said road, thence with said road N.31-06 W.110.15 feet to a Nail & Cap in said road, thence with said road N.31-06 W.100 feet to the beginning point. The said 1.32 acre lot was conveyed to mortgagors herein by Bennie O. Dillard by deed recorded in the R. M. C. Office for said County on Sept. 9, 1982 in Deed Book 1173, page 574, and the .95 of an acre lot was conveyed to mortgagors herein by Harold M. Dillard by deed recorded in said office on Sept. 9, 1982 in Deed Book 1173, page 572. For a more particular description see plat prepared for mortgagors herein by James V. Gregory, R. L. S. dated Sept. 1, 1982 and recorded in said office in Plat Book 9 E, page 90, and a plat prepared for Bennie O. Dillard by James V. Gregory, R. L. S. dated Sept. 1, 1982 and recorded in said office in Plat Book 9 E, page 89.

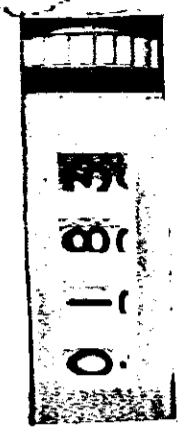
GC10
-----3
JAN 18 1983
064



which has the address of Dillard Drive Greer, S. C. 29651 (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, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, 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 herein 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, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.



4328 RV-23