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**MORTGAGE**

BOOK 1594 PAGE 210

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THIS MORTGAGE is made this 1st day of February, 1983, between the undersigned ALONZO A. and MARY D. BAILEY (herein "Borrower"), and the Mortgagee, ~~XXXXXXXXXXXX~~ FLEET FINANCENTER, INC., a corporation organized and existing under the laws of SOUTH CAROLINA whose address is Mauldin Square, Mauldin, South Carolina 29662. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 4,303.98 which indebtedness is evidenced by Borrower's note dated 2/1/83 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 March 7, 1986;

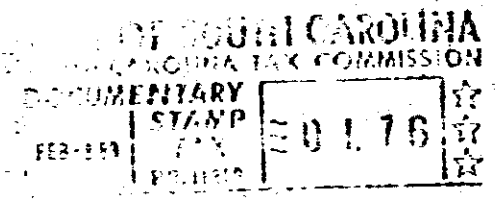
TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, 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 piece, parcel or lot of land situate, lying and being in the Township of Bates, County of Greenville, State of South Carolina, and being known and designated as Lot No. 6 of Marietta Heights Subdivision, and according to a plat prepared of said subdivision by Terry T. Dill, Reg. C.E. and L.S., August 1959, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book TT, at Page 43, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the edge of Valeview Circle, joint front corner of Lots Nos. 7 and 6 and running thence, N. 61-10 E., 270 feet to a point on or near the edge of Beaver Dam Creek; thence following the center of said creek as the property line in a southerly direction the traverse being: S. 0-43 W., 196 feet, more or less; thence with the line of Lots Nos. 5 and 6, S. 83-0 W., 195 feet to a point on the edge of Valeview Circle; thence following said road, N. 24-10 W., 100 feet to a point, the POINT OF BEGINNING.

This being the same property conveyed to the mortgagors herein by Deed of Ronald L. Garrison, dated February 11, 1975 and recorded in the RMC Office for Greenville County in Deed Book 1017, at Page 837.

This Mortgage is junior in lien to that certain mortgage held by United States of America dated March 9, 1972 and recorded in the RMC Office for Greenville County in Mortgage Book 1017, at Page 838, and assumed by the mortgagors herein on February 11, 1975 in the amount of \$14,951.09.



which has the address of Route #2, Valeview Circle Slater South Carolina 29683 (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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