

GREENVILLE  
JUN 21 9 43 AM '83  
JOHN...  
R.M.C. ...LEY

600-1612 232

**MORTGAGE**

THIS MORTGAGE is made this 10th day of June  
1983, between the Mortgagor(s) Jonathan V. Merritt and Candace S. Merritt  
whose address is 11 West Augusta Place, Greenville, SC 29604  
(herein "Borrower"), and the Mortgagee, Manufacturers Hanover Financial Services of S.C., Inc.  
whose address is 2420 Mall Dr., Suite 202, Charleston, SC 29405  
(herein called "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 10,253.12  
which indebtedness is evidenced by Borrower's note dated June 10, 1983  
and extensions and renewals thereof (herein "Note"), with the balance of the indebtedness, if not sooner paid,  
due and payable on November 15, 1998

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 lot of land, with buildings and improvements thereon, situate, lying  
and being on the Southeast side of West Augusta Place Street, in the City of  
Greenville, County of Greenville, State of South Carolina, being shown as Lot  
No. 32 on a plat of property of D. W. Cochran Estate and Minnie P. Cochran,  
made by Dalton Neves, Engineers, dated July, 1937, and recorded in the  
R.M.C. Office for Greenville County, S. C. in Plat Book I, at Page 92 and Page  
93, and having, according to said plat, the following metes and bounds, to-  
wit:

Beginning at an iron pin on the Southeast Side of West Augusta Place Street,  
at the joint front corner of Lots Nos. 32 and 33 and running thence along the  
line of Lot No. 33, S. 52-04 E. 234.8 feet to an iron pin; thence S. 46-27 W.  
70.8 feet to an iron pin; thence along the line of Lot No. 31, N. 52-04 W.  
224.3 feet to an iron pin on the Southeast side of West Augusta Place Street;  
thence along said street, N. 37-56 E. 70 feet to the point of beginning.

This being the same premises heretofore conveyed to the Grantor, by deed  
of W. Darrell Martin & Sandra J. Martin, dated April 26, 1983 and recorded  
May 3, 1983 in Deed Book 1187 at Page 531 in the office of the R.M.C. for  
Greenville County.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX  
JUN 21 1983  
0412

which has the address of 11 West Augusta Place, Greenville,  
(Street) City  
South Carolina, 29605 (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. **Taxes, Assessments, and Charges.** Borrower shall pay or cause to be paid all taxes, assessments and other  
charges, fines and impositions attributable to the Property which may attain priority over this Mortgage, and  
leasehold payments or ground rents, if any.

600 3 46211A01

4328 W-2