

FILED
JUL 5 1983
Donnie S. Tankersley

MORTGAGE

corrected mortgage: refer to Book 1611
page 402
date recorded: June 14, '83

BOOK 1614 PAGE 348
June

THIS MORTGAGE is made this 3rd day of June, 1983, between the Mortgagor, Paul St. John and Barbara St. John (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 6,091.44 which indebtedness is evidenced by Borrower's note dated June 3, 1983 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 June 15, 1988;

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 all improvement thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 18 on plat of property of J.W. Whitt by C.O. Riddle, and recorded in the RMC Office for Greenville County in Plat Book WW, Page 74-75, and having according to said plat the following metes and bounds, to wit:

Beginning at an iron pin on the northwestern side of Pleasant Drive at the joint front corner of Lots 17 and 18; and running thence with the joining line of Lots 17 and 18 N. 24-10 W. 94.3 feet to an iron pin; thence S. 68-14 W. 103.6 feet through the center line of a well to an iron pin; thence S. 24-17 E. 108.8 feet to an iron pin on Pleasant Drive; thence with said drive N. 60-15 E. 103.8 feet to the point of beginning.

Derivation: This being the same property conveyed to mortgagor herein by deed of Kenneth G. Jensen and Joan M. Jensen dated March 3, 1978, as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1074, Page 682, on March 3, 1978.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
JUL-83
TAX
02.44

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which has the address of 113 Pleasant Drive, Mauldin, S.C. (Street) (City)
South Carolina 29662 (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

SOUTH CAROLINA - HOME IMPROVEMENT - 7/80

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