

MAY 17 3 53 PM '83
DONNIE S. TAYLOR
R.M.C. OFFICE

MORTGAGE

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FILED
JUL 13 1983
SOUTH CAROLINA

THIS MORTGAGE is made this 22nd day of April 1983 between the Mortgagor, **Marian F. Babcock** (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. \$ **3,060.24** which indebtedness is evidenced by Borrower's note dated **April 22, 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 **May 15, 1984**:

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 improvements thereon or hereafter constructed thereon situate, lying and being in the State of South Carolina, County of Greenville, located on Darby Bridge Road as shown on plat prepared by Carolina Engineering & Surveying Co., entitled "Property of Jimmy S. Chasteen", dated February 5, 1970, which plat is of record in the R.M.C. Office for Greenville County in Plat Book 4-D at Page 81 and being shown on a more recent plat entitled "Property of Marian F. Babcock" prepared by Carolina Surveying Company and recorded in the R.M.C. Office for Greenville County in Plat Book _____ at Page _____.

This being the same property acquired by the Mortgagor by deed of Mary F. McDaniel formerly Mary Allen Forrester of even date to be recorded herewith.

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which has the address of **Rt. 2, Darby Rd. Taylors** South Carolina **29687** therein "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 for the leasehold estate if this Mortgage is on a leasehold) are hereinafter 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, 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 therein "Funds" equal to the amount of the yearly taxes and insurance, including the cost of the same and

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