

FILED
JUL 25 1983
Donnie S. Tankersley

MORTGAGE

BOOK 1617 PAGE 669

THIS MORTGAGE is made this 15th day of July 1983, between the Mortgagor, Brenda P. Huff (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. \$ 10,668.28 which indebtedness is evidenced by Borrower's note dated July 15, 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 August 1, 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 lot of land situate on the western side of Sellwood Circle in the County of Greenville, State of South Carolina, being shown as lot no. 269 on a plat of Westwood Subdivision, Section III, dated June 21, 1971, prepared by Piedmont Engineers and Architects, recorded in Plat Book 4N at Page 30 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Sellwood Circle at the joint front corner of Lot 268 and Lot 269 and running thence with lot 268 N. 87-36 W. 144.5 feet to an iron pin at the joint rear corner of Lot 268 and Lot 269; thence with Lot 272 and Lot 271 N. 2-32 E. 86 feet to an iron pin at the joint rear corner of Lot 269 and Lot 270; thence with Lot 270 S. 87-36 E. 144 feet to an iron pin on Sellwood Circle; thence with said Circle S. 2-07 W. 86 feet to the point of beginning.

This is the same property conveyed to the grantors by deed recorded in Deed Book 941 at Page 49 in the RMC Office for Greenville County, in the name of Donnie R. and Mary J. W. Bumgardner on January 8, 1974.

STATE OF SOUTH CAROLINA
RECORDS AND CLERK
DOCUMENTARY
STAMP
TAX \$ 04.28

which has the address of 525. Sellwood Circle, Simpsonville, South Carolina 29681 (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 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 (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and

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