

FILED
JUL 27 1983
L. S. TANKERSLEY

MORTGAGE

THIS MORTGAGE was made this 19th day of July 1983, between the Mortgagor, Walton Lee Wensell, Jr. and Peggy Sue Wensell (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. \$ 3,665.48 which indebtedness is evidenced by Borrower's note dated July 19, 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 July 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 lot of land with buildings and improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southern side of Bramlette Road, being shown and designated as Lot 9 on plat of RUSSELL HEIGHTS, made by Campbell and Clarkson Surveyors, Inc. dated January 12, 1970 and recorded in the RMC Office for Greenville County, S. C. in Plat Book 4-F at Page 14, reference to which is hereby craved for the metes and bounds thereof.

This being the same property conveyed to the grantors herein by deed of Edward F. and Anna L. Warnick as recorded in Deed Book 1148, at page 312, on May 7, 1981, in the RMC Office for Greenville County, S.C.

STATE OF SOUTH CAROLINA
RECORDS & DEEDS
DOCUMENTARY TAX STAMP
\$ 01.48
JUL 27 1983

which has the address of 25 Old Bramlett Road, Rt. 11, Greenville, South Carolina 29611 (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 (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 therein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and

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