

FILED
AUG 12 1983
S. C. DEPARTMENT OF REVENUE

MORTGAGE

1020 4962

THIS MORTGAGE is made this 3rd day of August 1983, between the Mortgagor, James R. Mann and Virginia B. Maun (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. \$ 55,178.08 which indebtedness is evidenced by Borrower's note dated August 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 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 those pieces, parcels or lots of land in Greenville Township, Greenville County, State of South Carolina situate, lying and being in the City of Greenville on the northern side of West Mountain View Avenue and being known and designated as Lots Nos. 16 and 17 in Section A of Buist Circle as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book "C" at Page 10 and having, according to said plat the following metes and bound to-wit: BEGINNING at a point on the northern side of West Mountain View Avenue at the joint front corner of Lots Nos. 17 and 18, said point also being 350 feet in a westerly direction from the northwest corner of the intersection of Townes Street Extension and West Mountain View Avenue and running thence with the line of Lot Nos. 18 N. 9-45 E. 245 feet to a point on the southern side of an alley known as Orange Street; thence along the southern side of said alley N. 72-30 W. 200 feet to an iron pin at the joint rear corner of Lots Nos. 15 and 16; thence along the line of Lot No. 15 S. 9-45 W. 273 feet to an iron pin on the northern side of West Mountain View Avenue at the joint front corner of Lots Nos. 15 and 16; thence along the northern side of West Mountain View Avenue S. 80-15 E. 200 feet to the beginning corner.

The above described property is the same conveyed to Walter H. Watson recorded January 4, 1957 in Deed Book 568, at page 228 in the RMC Office for Greenville County, South Carolina.

OFFICE OF THE REGISTER OF DEEDS
COUNTY OF GREENVILLE, SOUTH CAROLINA
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which has the address of 118 West Mountain View Avenue, Greenville, South Carolina 29609 (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 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 (herein "Funds") equal to one twelfth of the yearly taxes and assessments (including condominium and

SOUTH CAROLINA

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