

FILED
AUG 18 1983
Greenville S. Carolina

MORTGAGE

96018
1021-840

THIS MORTGAGE is made this 15th day of August 1983 between the Mortgagee Charles E. Redmond and Sarah H. Redmond (herein "Borrower"), and the Mortgagee a corporation organized and existing under the laws of State of South Carolina whose address is Piedmont East Building Suite 500A 37 Villa Road Greenville South Carolina 29615 (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of U.S. \$ 31,500.00 which indebtedness is evidenced by Borrower's note dated August 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 15, 1998;

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 piece, parcel, or lot of land, together with all buildings and improvements thereon, situate, lying, and being on the eastern side of Old Hickory Point Road, in the Town of Mauldin, Greenville County, South Carolina, being shown and designated as Lot No. 36, on a plat of FORRESTER WOODS, Section I, made by R. B. Bruce, RLS, dated March 14, 1973, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-N at Page 78, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Old Hickory Point Road, at the joint front corners of Lots Nos. 35 and 36, and running thence with the common line of said lots, S. 62-24 E. 160 feet to an iron pin; thence along the rear line of Lot No. 37, N. 27-36 E. 110 feet to an iron pin; thence N. 62-24 W. 160 feet to an iron pin on Old Hickory Point Road; thence along the eastern side of said Road, S. 27-36 W. 110 feet to an iron pin, the point of BEGINNING.

This is the same property conveyed to the grantors herein by deed of Martha S. Barlow dated February 12, 1976, and recorded in the RMC Office for Greenville County in Book 1031 at Page 621 on February 13, 1976.

Subject to any and all restrictions, easements, covenants, and rights-of-way affecting said property.

Power of Attorney given by Thomas L. Hadaway to Joyce G. Hadaway recorded in the RMC Office for Greenville County, S. C., in Book 1057 at Page 476.

This being the same property conveyed to Charles E. Redmond and Sarah H. Redmond by deed of Thomas L. Hadaway and Joyce G. Hadaway, dated May 27, 1977, recorded May 30, 1977, in Deed Book 1057, page 478.

which has the address of 103 Old Hickory Point Road Mauldin South Carolina 29607 (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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