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GREENVILLE  
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**MORTGAGE**

BOOK 1625 PAGE 251

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THIS MORTGAGE is made this 3rd day of September 1983, between the Mortgagor(s) Bruce M. Strickland and Shirley H. Strickland, whose address is Rt. 2 Box 639-B, Travelers Rest, S. C. (herein "Borrower"), and the Mortgagee, Manufacturers Hanover Financial Services of S. C., Inc., whose address is 2420 Mall Drive, Suite 202, Charleston, S. C. 29418 (herein called "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 9,212.72 which indebtedness is evidenced by Borrower's note dated September 3, 1983 and extensions and renewals thereof (herein "Note"), with the balance of the indebtedness, if not sooner paid, due and payable on September 13, 1993

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 certain pieces, parcels or tracts of land, located, lying and being in the County of Greenville, State of South Carolina, lying on the Northern side of Tubbs Mountain Road, being known and designated as Tract 3, containing 2.11 acres, more or less, and Tract 3A, containing 0.37 acre, more or less, for a total of 2.48 acres, more or less, as shown on survey entitled "Property of Paul Hunt", prepared by W. R. Williams, Jr., Engineer/Surveyor, dated January 10, 1977, revised February 1977, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of the right-of-way of Tubbs Mountain Road at the joint corner of Tract 3 and Tract 2 and running, thence along the joint line of said lots N. 9-01 E., 396.6 feet to a point at the joint rear corner of Tract 2A and 3A; thence running S. 88-46 E., 220 feet to a point at the rear corner of Tract 3 A and in the line of property now or formerly of Chandler; thence running S. 1-02 W., 469.4 feet to a spike in the center of the right-of-way of Tubbs Mountain Road; thence running along the center of said right-of-way N. 75-09 W. 184.8 feet to a nail and cap; thence N. 71-53 W., 100 feet to a nail and cap in the center of the right-of-way of Tubbs Mountain Road, at the joint front corner of Tract # and Tract 2, the point and place of beginning.

Being the same property conveyed to the mortgagors herein by deed of Paul Hunt and Madeline G. Hunt, dated February 2, 1980 and recorded February 7, 1980 in Deed Book 1120 at page 254 in the RMC Office for Greenville County.

RECORDED  
SEP 13 1983  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
REGISTERED  
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which has the address of Rt. 2 Box 639-B Travelers Rest South Carolina, 29690 (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. **Taxes, Assessments, and Charges.** Borrower shall pay or cause to be paid all taxes, assessments and other charges, fines and impositions attributable to the Property which may attain priority over this Mortgage, and leasehold payments or ground rents, if any.

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