

MORTGAGE

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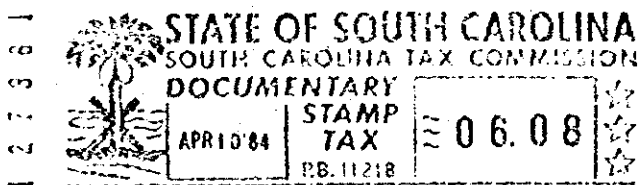
Donnie STEINBERG is made this 5th day of April 1984 between the Mortgagor, AUSTELL DAVIS AND MARY DAVIS (herein "Borrower"), and the Mortgagee, CARROLL CREDIT PLAN OF SOUTH CAROLINA, INC. a corporation organized and existing under the laws of South Carolina whose address is 1000 N. Pine Street; Spartanburg, SC 29303. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 15,105.16 which indebtedness is evidenced by Borrower's note dated April 5, 1984 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 April 10, 1994;

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 situate, lying and being on the northern side of Pleasant Drive in the Town of Mauldin, County of Greenville, State of South Carolina, and shown as the property of James W. Davis by plat prepared by Carolina Engineering and Survey Co., recorded in the RMC Office for Greenville County in Plat Book 4-D at page 29, said lot having such metes and bounds as shown thereon.

This being the identical property conveyed to Austell Davis and Mary E. Davis by deed of James W. Davis dated August 18, 1971 and recorded September 8, 1971 in Deed Book 924 page 475 in the RMC Office for Greenville County.



which has the address of 131 Pleasant Drive; Mauldin, South Carolina (Street) (City) South Carolina (herein "Property Address"); (Zip Code)

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 seised 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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