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GREENVILLE CO. S. C.
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MORTGAGE

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BOOK 1538 PAGE 311
BOOK 79 1385

THIS MORTGAGE is made this 25th day of March 1981 between the Mortgagee Arthur L. Tinsley AND LOAN ASSOCIATION wherein "Borrower" and the Mortgagee GREER FEDERAL SAVINGS existing under the laws of South Carolina a corporation organized and whose address is 107 Church Street, Greer, South Carolina, 29651 wherein "Lender"

WHEREAS Borrower is indebted to Lender in the principal sum of U.S. \$ 3,500.00 which indebtedness is evidenced by Borrower's note dated MARCH 25, 1981 and extensions and renewals

As part of the consideration for the foregoing conveyance, the grantee assumes Borrower agrees to pay the outstanding balance on a note and mortgage
Bozeman, Craigh & Smith, Attorneys

PAID SATISFIED AND CANCELLED

How Federal Savings and Loan Association of South Carolina

Lucy C. Whitmore (att. in c.)
419-83 19 83

Witness *Jay C. ...* 510

Mary ...

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which has the address of 401 Havenhurst Drive Taylors South Carolina 29687 (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

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