

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Placed by H. S. & C.
MORTGAGE
JAN 18 3 35 PM '82

BOOK 86 PAGE 1150
BOOK 1551 PAGE 645

WORDS USED OFTEN IN THIS DOCUMENT *DONNIE E. BANKERSLEY*

(A) "Mortgage." This document, which is dated January 18, 19 82, will be called the "Mortgage."

(B) "Borrower." Faye M. Spencer will sometimes be called "Borrower" and sometimes simply "I."
Borrower's address is: 405 Springforest Rd., Greenville, S. C.

(C) "Lender." BANK OF GREER will be called "Lender." Lender is a corporation or association which was formed and which exists under the law of the State of South Carolina.
Lender's address is: POST OFFICE DRAWER 708, Main Office: AUG 27 1984
GREER, SOUTH CAROLINA 29651.

(D) "Note." The note signed by Borrower and dated January 18, 19 82, will be called the "Note." The Note shows that I owe Lender Twenty Two Thousand, Three Hundred, Ten Dollars (\$ 22,310.77) plus interest, which I have promised to pay in monthly payments of principal and interest and to pay in full by July 18, 19 82.

(E) "Property." The property that is described below in the section titled "Description Of The Property," will be called the "Property."

DESCRIPTION OF THE PROPERTY

I give Lender rights in the Property described in (A) through (I) below
(A) The property which is located at East Butler Ave., Mauldin, S.C.
Witness: [Signature]
Bank of Greer
(City) Greenville (State and Zip Code) S.C. 29651

This property is in Greenville County in the State of South Carolina. It has the following legal description.

ALL that lot of land in the State of South Carolina, County of Greenville, near the town of Mauldin, containing 5.17 acres and being the most northerly tract depicted on a plat entitled, "Property of T. J. Mahaffey Est.", prepared by C. O. Riddle, dated November, 1972 and recorded in the RMC Office for Greenville County in Plat Book 4S at page 55 and having such metes and bounds as appear by reference to such plat. The subject property fronts on the westerly side of East Butler Avenue, a distance of 171 feet.

THIS is the identical property conveyed to the Mortgagor by deed of Amanda C. Mahaffey, recorded on November 22, 1972 in Deed Book 961 at page 152.

THIS mortgage, and the note which it secures, are being executed in connection with the cancellation of a judgment held by the Mortgagee against Arthur C. Spencer, Jr., the husband of the

CON'T ON ATTACHED SHEET

Sheet 546.1, Block 1, Lot 14.3

(B) All buildings and other improvements that are located on the property described in Paragraph (A) of this section;

(C) All rights in other property that I have as owner of the property described in Paragraph (A) of this section. These rights are known as "easements, rights and appurtenances attached to the property";

(D) All rents or royalties from the property described in Paragraph (A) of this section;

(E) All mineral, oil and gas rights and profits, water, water rights and water stock that are part of the property described in Paragraph (A) of this section;

(F) All rights that I have in the land which lies in the streets or roads in front of, adjacent, or next to, the property described in Paragraph (A) of this section;

(G) All fixtures that are now or in the future will be on the property described in Paragraphs (A) and (B) of this section, and all replacements of and additions to those fixtures, except for those fixtures, replacements or additions, that under the law are "consumer goods" and that I acquire more than ten days after the date of the Note. As a general rule, fixtures are items that are physically attached to buildings, such as hot water heaters and furnaces;

(H) All of the rights and property described in Paragraphs (B) through (F) of this section that I acquire in the future;

(I) All replacements of or additions to the property described in Paragraphs (B) through (F) and Paragraph (H) of this section;

To have and to hold, all and singular the Property to the Lender, its successors and assigns forever.

BORROWER'S TRANSFER TO LENDER OF RIGHTS IN THE PROPERTY

I mortgage, grant and convey the Property to Lender subject to the terms of this Mortgage. This means that, by signing this Mortgage, I am giving Lender those rights that are stated in this Mortgage and also those rights that the law gives to lenders who hold mortgages on real property. I am giving Lender these rights to protect Lender from possible losses that might result if I fail to:

- (A) Pay all the amounts that I owe Lender as stated in the Note;
- (B) Pay, with interest, any amounts that Lender spends under this Mortgage, to protect the value of the Property and Lender's rights in the Property;
- (C) Pay, with interest, any other amounts that Lender lends to me as Future Advances under Paragraph 15 below; and
- (D) Keep all of my other promises and agreements under this Mortgage.

BORROWER'S RIGHT TO MORTGAGE THE PROPERTY

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