

1305 433

MORTGAGE

THIS MORTGAGE is made this 20th day of March, 1974, between the Mortgagor, George M. Tinsley

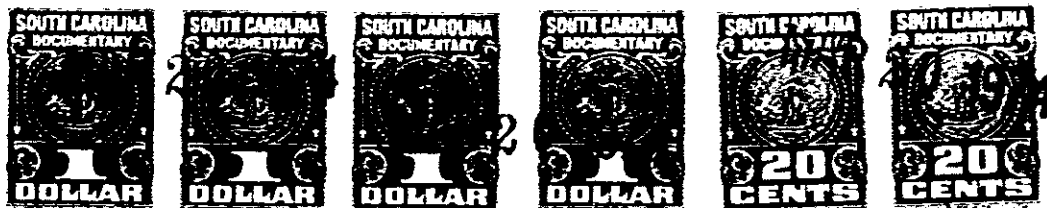
(herein "Borrower"),

and the Mortgagee, Home Building and Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is 208 East First Avenue, Easley, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eleven Thousand and no/100's (\$11,000.00) Dollars, which indebtedness is evidenced by Borrower's note of even date herewith (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on

To SECURE to Lender (a) 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, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), 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 certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, situate at the Northwest corner of Haviland Avenue and Cleveirvine Avenue, being shown as all of Lot 29 and the major portion of Lot 28 on a plat of Hillside Terrace, recorded in Plat Book F at page 154, and being more particularly described as follows: BEGINNING at an iron pin at the Northwest corner of Haviland Avenue and Cleveirvine Avenue, and running thence with the Northwest side of Haviland Avenue North 54-21 East 110 feet to pin at corner of Lot 27; thence through the line of Lot 28 North 32-13 West 123.8 feet to a pin in rear line of Lot 28; thence with the rear line of Lot 32 and Lot 30 South 53-47 West 95 feet to a pin on the East side of Cleveirvine Avenue; thence South 25-40 East 125 feet to the point of BEGINNING; this being the identical property conveyed to George M. Tinsley by Minnie Hunt Gillies by deed recorded in Book of Deeds, at page, in the office of the Register of Mesne Conveyance for Greenville County, South Carolina."



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, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, 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 in the event this Mortgage is on a leasehold) are herein 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, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.