

FILED
GREENVILLE CO. S.C.
JAN 28 2 34 PM '81
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

BOOK 1531 PAGE 50

THIS MORTGAGE is made this 28th day of January, 19 81, between the Mortgagor, WESTON STUART PACE

(herein "Borrower"), and the Mortgagee, Home Savings and Loan Association of the Piedmont, 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 ONE HUNDRED EIGHTY-FIVE THOUSAND AND NO/100 (\$185,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 28, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 25 years from date

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 piece, parcel or lot of land, with all improvements thereon or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, including all buildings and hereditaments thereon, located on Parker Road and being shown on a Plat entitled "Property of Perry S. Luthi, Trustee" by Carolina Surveying Co., dated August, 1973, recorded in the R.M.C. Office for Greenville County in Plat Book 5B at page 11 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Parker Road at the joint corner of another lot of Mortgagor, said other lot being situate at the corner of Marion Road and Parker Road and running thence along Parker Road, N. 51-50 W., 256.1 feet to an iron pin; thence N. 38-16 E., 172.2 feet to an iron pin; thence S. 51-52 E., 262.5 feet to an iron pin; thence S. 40-23 W., 172.5 feet to an iron pin, the point of beginning.

This is the same property conveyed to the above named mortgagor by deed of Home Savings and Loan Association of the Piedmont.

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which has the address of Parker Road Greenville (City) South Carolina (State and Zip Code) (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, 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 if this Mortgage is on a leasehold) are herein 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, 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 declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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