

FILED
GREENVILLE CO. S. C.

BOOK 1532 PAGE 899

FEB 13 11 18 AM '81

MORTGAGE

DONNIE S. FANNERSLEY
R.M.C.

THIS MORTGAGE is made this 19th *mjm* day of February 1981, between the Mortgagor, Thomas W. and Myrrecha L. Mayo (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-two thousand and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 19, 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 March 1, 2011;

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 situate, lying and being on the north side of Sequoia Drive, Greenville County, South Carolina, being shown as Lot No. 121 on plat of Chestnut Hills, dated March, 1954, recorded in the RMC Office for Greenville County in Plat Book "GG" at Page 35, and having according to said plat the following metes and bounds, to wit:

Beginning at an iron pin on the north side of Sequoia Drive at the joint front corners of Lots Nos. 120 and 121 and running thence along the joint lot lines of said lots N. 19-25 E. 150 feet to an iron pin; thence along the rear lot lines N. 70-34 W. 70 feet to an iron pin; thence along the joint lot lines of Lots 121 and 122 S. 19-26 W. 150 feet to an iron pin on the north side of Sequoia Drive; thence along the north side of Sequoia Drive S. 70-34 E. 70 feet to the beginning corner.

This is the same property conveyed to the mortgagors herein by deed of Aubrey M. Shockley, Fred S. Shockley and Nell S. King dated April 9, 1974, and recorded on April 10, 1974 in the RMC Office for Greenville County, S. C. in Deed Book 996 at Page 818.

which has the address of 13 Sequoia Drive, Greenville, South Carolina 29605 (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 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 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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