

GR: FILED
OCT 16 3 44 AM '81
R. M. CANNERSLEY

MORTGAGE

BOOK 1555 PAGE 539

THIS MORTGAGE is made this 16th day of October, 1981, between the Mortgagor, Byron K. Bridges (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of South Carolina whose address is 107 Church Street - Greer, South Carolina 29651 (herein "Lender").

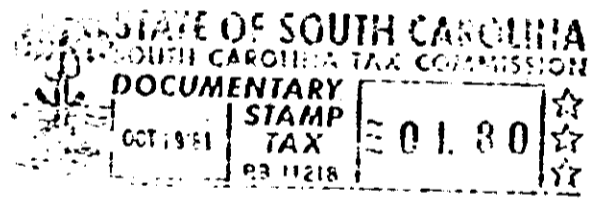
WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 4,500.00 which indebtedness is evidenced by Borrower's note dated October 16, 1981 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on October 1, 1986;

TO SECURE to Lender 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, 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: in the City of Greer, on the south side of Church Street and on the east side of North Miller Street, more specifically shown on a survey entitled "Property of Byron K. Bridges," dated April 23, 1973, by John A. Simmons, Surveyor, to be recorded herewith, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the inside of sidewalk at the intersection of Church Street and North Miller Street, and running thence with inside of sidewalk as line, S. 73-50 E. 177 feet to an iron pin, corner of James E. Bennett; thence with Bennett line, S. 24-55 W. 160.7 feet to an iron pin; thence N. 65-33 W. 37 feet to an iron pin; thence N. 19-52 E. 38.5 feet to an iron pin; thence with James F. Gilreath line, N. 72-45 W. 120 feet to an iron pin on the inside of sidewalk on North Miller Street; thence with sidewalk as line along North Miller Street, N. 17-00 E. 112.7 feet to the beginning corner.

The above mentioned plat has been recorded in Plat Book 4-O, page 32.

Said property being the same conveyed to mortgagor herein by deed of R. Perry Turner, et al. recorded May 23, 1973, Vol. 975 page 211.



which has the address of 108 N. Miller Street Greer South Carolina 29651 (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 (or the leasehold estate if this Mortgage is on a leasehold) are hereinafter 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, 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

530

4328 RV-2