

FILED
GREENVILLE, S.C.
AUG 30 10 38 AM '83
DONNIE W. WINSLEY
R.M.C.

BOOK 1623 PAGE 291

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE } MORTGAGE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

James M. Spinner and Nancy S. Spinner

in the State aforesaid, hereinafter called the Mortgagor, sends greetings.

As used herein the word "Mortgagor" shall mean the maker of this mortgage and shall include one or more persons, partnerships or corporations as the context may require, and the word "Association" shall mean the Security Federal Savings and Loan Association of South Carolina, Greenville, S.C.

WHEREAS, the Mortgagor is well and truly indebted unto Security Federal Savings and Loan Association of South Carolina, a corporation chartered under the laws of the United States, as evidenced by Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Eight Thousand Five Hundred and No/100 (\$ 8,500.00) Dollars, with interest from date at the rate therein provided, until paid, said principal and interest to be paid in monthly installments and applied as therein provided, the last of which shall be due and payable on the 1st day of September, 1990; which note further provides, among other things, that upon failure of the Mortgagor to abide by the By-Laws, rules or regulations of the Association or any of the covenants herein contained, or upon default in payment of any installment the Association may, at its option, declare the full amount due thereunder immediately due and payable, together with a reasonable sum as an attorney's fee if placed in the hands of an attorney, and this mortgage enforced for payment thereof; and,

WHEREAS, this mortgage is given to secure the principal indebtedness as hereinabove set forth, as evidenced by said promissory note, together with any advances necessary for the protection of the security, interest on said principal and advances, costs and attorney's fees.

NOW, KNOW ALL MEN BY THESE PRESENTS, That the said Mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Security Federal Savings and Loan Association of South Carolina, according to the terms of the said note, and also, in consideration of the further sum of Three (\$3.00) Dollars to the said Mortgagor in hand well and truly paid by the said Security Federal Savings and Loan Association of South Carolina, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Security Federal Savings and Loan Association of South Carolina, its successors and assigns:

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon lying and being on the northwesterly side of Sugar Creek Lane, near the City of Greenville, South Carolina, and being designated as Lot No. 129 on map entitled "Map No. 4, Section One, Sugar Creek" as recorded in the RMC Office for Greenville County in Plat Book 5D, page 72, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Sugar Creek Lane, joint front corner of Lots 128 and 129 and running thence N. 43-45.00 W. 159.59 feet to an iron pin, joint rear corner of Lots 128 and 129 and also being located in the center of a 25 foot sewer easement; thence along the center of said sewer easement S. 45-16-51 W. 125.08 feet to an iron pin, joint rear corner of Lots 129 and 130; thence along common line of said lots S. 43-45-00 E. 157.48 feet to an iron pin on the northwesterly side of Sugar Creek Lane; thence along said Lane N. 46-15-00 E. 125 feet to an iron pin, the point of beginning.

Same as conveyed to Mortgagors by deed dated 12/10/75 recorded in Mortgage Book 1028 at 414 from Cothran & Darby Builders, Inc.

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STATE OF SOUTH CAROLINA
SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION
DOCUMENTARY
STAMP TAX \$ 203.40

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