

FILED
GREENVILLE S.C.
APR 20 4 43 PM '83
DONNIE S. TAYLORSLEY
R.M.C.

MORTGAGE

BOOK 1602 PAGE 835

THIS MORTGAGE is made this 9th day of February 1983, between the Mortgagor, Douglas M. Wilson and Edward W. Clay, Jr. d/b/a Creative Investors (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").

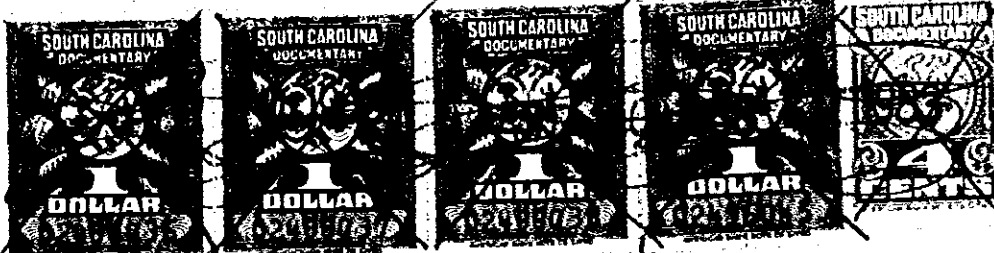
WHEREAS Borrower is indebted to Lender in the principal sum of U.S. \$ 10,083.53 which indebtedness is evidenced by Borrower's note dated February 9, 1983 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on February 1, 1993:

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:

All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot 62 of Dixie Heights Subdivision, as shown on plat thereof which is of record in the Office of the RMC for Greenville County, S.C. in Plat Book H, at Page 46, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at and ironpin on the westernside of Dixie Avenue at the joint front corner of Lots 62 and 63 and running thence with the line of Lot 63 N. 46-48 W. 100 feet to an iron pin at the joint rear corner of Lots Nos. 27, 28, 62 and 63; thence with the line of Lot 28 S. 43-12 W. 50 feet to an iron pin at the joint rear corner of Lots Nos. 28, 29, 61 and 62; thence with the line of Lot 61 S. 46-48 E. 100 feet to an iron pin on the western side of Dixie Avenue, at the joint front corner of Lots Nos. 61 and 62; thence with the western side of Dixie Avenue N. 43-12 E. 51 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Bertie L. Cox, dated November 22, 1977 and recorded in the RMC Office for Greenville County, S.C. in Deed Book 1069, at Page 8 on November 23, 1977.



which has the address of 111 Dixie Avnue Greenville

[Street] [City]

South Carolina 29609 (herein "Property Address"); [Zip Code]

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 seized 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

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