OONAIES AS SE MORTGAGE

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LEATHERWOOD, WALKER, TOOD & MANN

(City)

THIS MORTGAGE is made this 4th day of April 1983, between the Mortgagor, Yvonne P. Moore (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").

All that certain 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, situate on the north side of the West Fourth Street, being shown as Lot No. 49 on a plat of Section B of a subdivision for Woodside Mills, made by Pickell & Pickell, Engineers, January 14, 1950, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book W, Pages 111-117, inclusive, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of West Fourth Street at the joint front corner of Lots Nos. 48 and 49 of Section B and running thence along the common line of Lots 48 and 49 N. 34-41 E. 123.4 feet to an iron pin on the south edge of a 12-foot alley; thence along said alley N. 55-32 W. 81 feet to an iron pin; thence with the common line of Lots 49 and 50, S. 34-41 W. 123.1 feet to an iron pin on the north side of West Fourth Street; thence along West Fourth Street S. 55-19 E. 81 feet to an iron pin, the point of beginning.

This conveyance is subject to all easements, restrictions and rights of way of record.

This is the same property conveyed to the grantor by deed recorded in the Greenville County R.M.C. Office for Greenville County, South Carolina, in Deed Book 762 at

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MAY 2 198

WAY 2 198

WAY 2 198

WAY 2 198

Way 2 22-Fourth St., Woodside Greenville

[Z-p Code]

South Carolina ... 296.1.1 ............ (Street)

TO HAVE AND IO 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

SOUTH CAROLINA-HOVE IMPROVEMENT-7/80