

MORTGAGE

BOOK 1610 PAGE 258

THIS MORTGAGE is made this 26th day of May 1983 between the Mortgagor, Carl W. and Marjorie T. Williams (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").

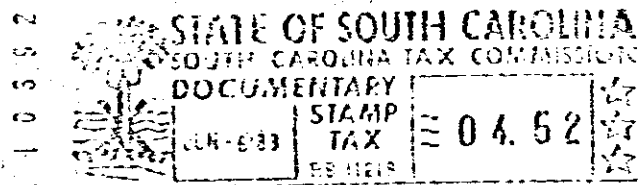
WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$11,250.26 which indebtedness is evidenced by Borrower's note dated May 26, 1983 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on June 1, 1988;

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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Greenville Township, on the northeastern side of Franklin Road and being known and designated as Lot No. 7 of a subdivision known as Franklin Heights as shown on plat thereof prepared by Dalton & Neves, November 1940 and recorded in the R.M.C. Office for Greenville County in Plat Book L, at Page 9 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Franklin Road at the joint corner Lot No. 6 and running thence with the line of that lot, N. 20-00 E. 153.3 feet to an iron pin, the rear corner Lot No. 18; thence with the line of said lot, N. 72-23 W. 75.1 feet to an iron pin, the rear corner of Lot No. 8, thence with the line of said lot, S. 20-00 W. 150 feet to an iron pin on the northeastern side of Franklin Road; thence with the northeastern side of Franklin Road, S. 70-00 E. 75 feet to the beginning corner; being the same conveyed to us by John H. Parkins, Sr. and Mary M. Parkins by their deed dated August 15, 1960 and recorded in the R.M.C. Office for Greenville County in Deed Volume 656, at Page 541.

The above described lot is shown on the tax maps in the office of the county auditor at sheet 165, block 1, lot 15 and the grantees are to pay taxes for 1966, said taxes having been prorated as of this date.



which has the address of 914 North Franklin Road, Greenville, South Carolina 29609 (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 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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