

JUN 27 3 55 PM '83

DONNIE R. SLEY  
R.H.L.

**MORTGAGE**

BOOK 1613 PAGE 261

THIS MORTGAGE is made this ..... ninth ..... day of ..... June ..... 19 83, between the Mortgagor, ... Robert A. Ellsworth and Barbara A. Ellsworth ..... (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").

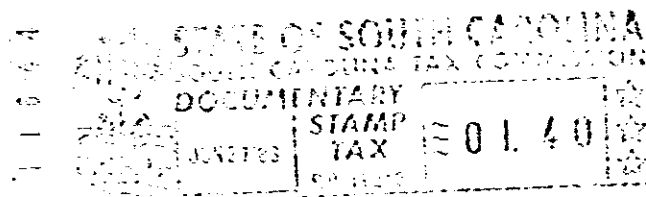
WHEREAS Borrower is indebted to Lender in the principal sum of U.S. \$ 3,500.00 ..... which indebtedness is evidenced by Borrower's note dated June 9, 1983 ..... and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on June 15, 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 piece, parcel or lot of land in the County of Greenville, State of South Carolina, situate, lying and being on the northern side of Thunder Road and being known and designated as Lot No. 13 of EBENEZER HEIGHTS Subdivision, plat of which is recorded in the RMC Office for Greenville County in Plat Book 4-J at Page 85, and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and right-of-way appearing on the property and/or of record.

This is the same property as that conveyed to the Grantor herein by deed from John Thomas Walton and Rebecca F. Walton recorded in the RMC Office for Greenville County in Deed Book 1080 at Page 192 on October 2, 1978.



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which has the address of ..... Lot #13, Thunder Road ..... Travelers Rest .....  
[Street] [City]  
South Carolina ..... 29690 ..... (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 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

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