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GREENVILLE CO. S. C.

BOOK 1531 PAGE 897

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MORTGAGE

DONNIE TANFERSLEY

THIS MORTGAGE is made this 5th day of February 1981, between the Mortgagor, Thomas P. Townsend, Jr. and Lucie S. Townsend (herein "Borrower"), and the Mortgagee HERITAGE FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 201 West Main Street, Laurens, S. C. 29360 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifteen Thousand and No/100ths Dollars, which indebtedness is evidenced by Borrower's note dated March 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 1993.

To SECURE to Lender (a) 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, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), 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:

Unit No. 35, in University Ridge Horizontal Property Regime, as shown on plat thereof recorded in the Office of the RMC for Greenville County, S. C., in Plat Book 5-F, Pages 55 and 56.

Being the same property conveyed to the mortgagor herein by deed of Florence N. League and Margaret E. Ulmer dated January 20, 1981, and recorded in the R.M.C. Office for Greenville County in Deed Book 1142 at Page 326, recorded February 6, 1980.

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which has the address of Unit 35, University Ridge Condominiums Greenville, SC (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, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, 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 herein 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, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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