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MORTGAGE

BOOK 1534 PAGE 618

THIS MORTGAGE is made this 11th day of March 1981, between the Mortgagor, Harold B. Stone and Genelle B. Stone (hereinafter "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, INC., a corporation organized and existing under the laws of South Carolina whose address is 107 Church Street, Greer, South Carolina, 29651 (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of U.S. \$ 5,000.00 which indebtedness is evidenced by Borrower's note dated March 1, 1987 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 March 1, 1987;

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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, about 12 miles northward from the City of Greer and about 1 mile from Liberty Methodist Church, just off Highway No. 14 (Greer-Landrum Road), containing 2.1 acres, more or less, shown on a plat by J. Q. Bruce, Surveyor, dated March 15, 1965, made for Gary Barton, and also shown as part of Tract No. 4 on a plat for T.B. and Mary B. Barton, dated by W.P. Morrow, dated December 8-10, 1957, and having the following courses and distances:

BEGINNING on a stone, T.E. Morrow corner, now in or at new road, and running thence with the T.E. Morrow line, S. 85 1/2 E. 435.6 feet to an old road; thence with same, S. 13 1/2 W. 163.7 feet; thence S. 45 W. 194 feet; thence S. 6 1/2 W. 92.4 feet; thence with new road, N. 30-28 W. 490 feet to the beginning corner.

This is the same property conveyed to the mortgagors herein by Gary Barton and Theron Barton by deed dated March 15, 1965, recorded in the RMC Office for Greenville County, in Deed Book 771 at page 259.

which has the address of Route 2, Turner Road Landrum South Carolina (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 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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