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DONNIE S. TANKERSLEY
RECORDER OF DEEDS
GREENVILLE, S.C.

MORTGAGE

BOOK 1536 PAGE 361

THIS MORTGAGE was made this 27th day of March 1981 between the Mortgagor, W. Marshall Lindsay and Mary Virginia Lindsay (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION a corporation organized and existing under the laws of South Carolina whose address is 107 Church Street, Greer, South Carolina, 29651 (herein "Lender").

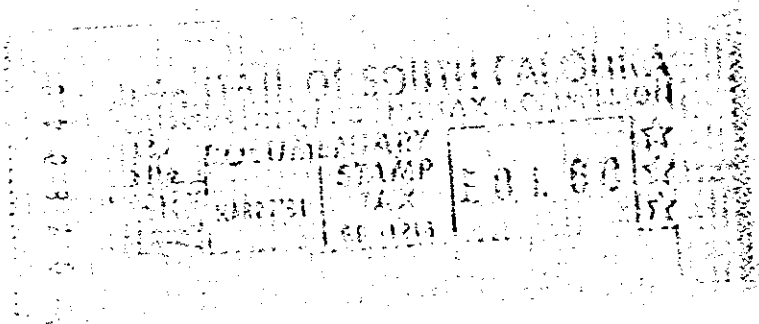
WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 4,000.00 which indebtedness is evidenced by Borrower's note dated March 27, 1981 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on March 1, 1986;

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 constricted thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, on the east side of Poplar Drive, formerly New Pelham Road, having the following courses and distances:

BEGINNING on an iron pin on the east side of Poplar Drive, corner with lot now owned by Furman Barnett, formerly L.L. Satterfield, and runs thence with line of that lot, N. 88-52 E. 202 feet, more or less, to an iron pin on the old Few line; thence with the old Few line, S. 14-42 W. 122 feet, more or less, to an iron pin, corner with lot formerly owned by Calvin Farmer; thence with that line, S. 78 W. 118.3 feet, more or less, to an iron pin, corner of Lot formerly owned by Calvin Farmer, now Scruggs; thence S. 88 W. 120.5 feet to an iron pin on the east side of Poplar Drive; thence along the eastern side of said street, N. 1-05 W. 150 feet to the beginning.

This is the same property conveyed to the mortgagors herein by Homer E. Durham and Lillian C. Durham by deed dated January 12, 1966, and recorded January 19, 1966 in Deed Book 790 at page 326 in the R.M.C. Office for Greenville County.



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which has the address of 115 Poplar Drive Greer South Carolina 29651 (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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