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DONNIE S. TANKERSLEY
R.M.C. TANKERSLEY

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MORTGAGE

THIS MORTGAGE is made this 2nd day of April, 1981, between the Mortgagor, CHARLES E. SPOPE and WENDY W. SPOPE, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Sixty-eight Thousand Four Hundred and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated April 2nd, 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 May 1, 2011;

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:

ALL that piece, parcel or lot of land, with all buildings and improvements, situate, lying and being at the northwestern corner of the intersection of Woods Road with Saratoga Drive, in Greenville County, South Carolina, being shown and designated as Lot No. 172 on a plat of CANEBRAKE II, Sheet 1 of 2, made by Arbor Engineering, Inc., dated June, 1979, revised November 21, 1979, recorded in the RMC Office for Greenville County, S. C., in Plat Book 7-C, page 79, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Woods Road at the joint corners of Lots Nos. 172 and 184 and running thence with the common line of said lots and with Lot 183, N. 02-37 W., 93.67 feet to an iron pin; thence with the line of Lot No. 173, N. 87-52 E., 142.86 feet to a point on Saratoga Drive; thence with the western side of Saratoga Drive on a curve, the chord of which is S. 00-50 E., 56.86 feet to a point; thence with the curve of the intersection of Saratoga Drive with Woods Road on a curve, the chord of which is S. 39-30 W., 34.01 feet to a point; thence with the northern side of Woods Road, S. 82-21 W., 118.74 feet to the point of beginning.

The above property is the same conveyed to the Mortgagors by deed of Davidson-Vaughn, a South Carolina Partnership, of even date, to be recorded simultaneously herewith.

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The within Renegotiable Rate Mortgage is modified by the terms and conditions of the attached Renegotiable Rate Mortgage Rider which is attached hereto and made a part of this mortgage instrument.

which has the address of 101 Saratoga Drive Greer,
(Street) (City)

South Carolian 29651 (herein "Property Address");
(State and 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, 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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