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MORTGAGE

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THIS MORTGAGE is made this 19th day of June 1981, between the Mortgagor, Nina B. Parker and Edward M. Parker (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 Thirty thousand and no/100 (\$30,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 19, 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 June 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 certain parcel or lot of land containing Two and Sixty-eight hundredths (2.68) acres, more or less, situated on the south side of the Berry Road in Chick Springs Township, Greenville County, State of South Carolina, bounded by lands, now or formerly of J.G. Boling, Bonnie Boling Hale and Hart; and by a more recent plat of "Property of Edward M. Parker and Nina Ruth Parker," prepared by Freeland and Associates on June 19, 1981, being recorded in the RMC Office for Greenville County in Plat Book 2-Q at page 33; and having, according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at a railroad spike in the center of Berry Road and running thence down the center of said road, S. 46-15 E. 485.00 feet to a nail; thence turning and running S. 69-45 W. 342.27 feet to an iron pin; thence turning and running N. 43-15 W. 350.00 feet to an iron pin; thence turning and running N. 46-38 E. 289.68 feet to the point of BEGINNING.

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE
 DOCUMENTARY
 STAMP - 12.00

This is the identical property conveyed to the mortgagors by deed of Sarah E. Bumgarner, to be recorded of even date herewith.

which has the address of 18 Berry Road Taylors 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, 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 seised 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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