

JAN 11 4 02 PM '83

DONNIE W. WANKERSLEY
R.M.C.

MORTGAGE

BOOK 1591 PAGE 529

THIS MORTGAGE is made this 12th day of November 1982, between the Mortgagor, Peter L. Murray and Sarah B. Murray (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 12,063.84 which indebtedness is evidenced by Borrower's note dated November 12, 1982 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 December 1, 1992;

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 piece, parcel, or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, on the northwestern side of Queensbury Drive, being shown and designated as Lot 5, Section 2, on a plat of Canterbury Hills, which plat is recorded in the RMC Office for Greenville County in Plat Book XX-191, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Queensbury Drive, at the joint front corner of Lots 4 & 5, and running thence along the line of Lot 4, N. 43-06 W. 160 feet to an iron pin; thence S. 46-54 W. 100 feet to an iron pin; thence along the line of Lot 6, 43-06 E. 169 feet to an iron pin on the northwestern side of Queensbury Drive; thence with said Drive, N. 46-54 E. 100 feet to the point of beginning.



Being the same property conveyed to the mortgagors herein by deed of Paul Edwin Good, Jr. and Peggy E. Good dated January 29, 1975, and recorded in the RMC Office for Greenville County in Deed Book 1013 at Page 986.

10 Queensburg Drive, Greenville, South Carolina 29609 (herein "Property Address");

3-JAN 11 83 097

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

4-00CD

SOUTH CAROLINA-HOME IMPROVEMENT-7780

3
2
5
0

4328 RV-21