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GREENVILLE S.C.
MAY 25 11 CO MM '83
DONNIE S. SLEY
R.M.C.

BOOK 1607 PAGE 993

MORTGAGE

LEATHERWOOD, WALKER, TODD & MANN

THIS MORTGAGE is made this 11th day of May 1983, between the Mortgagor, Smith A. Meadors and Ann L. Meadors (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. \$12,198.88 which indebtedness is evidenced by Borrower's note dated May 11, 1983 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 June 15, 1988;

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:

SMITH A. MEADORS, JR. AND ANN L. MEADORS, their heirs and assigns:

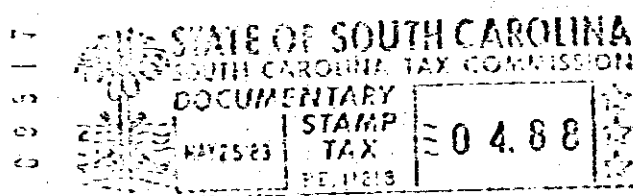
All that certain piece, parcel or lot of land with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 29 of a subdivision known as Oakwood Acres according to a plat thereof prepared by J. Mac Richardson, dated September, 1959, recorded in the R. M. C. Office for Greenville County in Plat Book MM at page 135 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of Oakwood Avenue, the joint front corner of Lots Nos. 29 and 30; thence along the joint line of said lots N. 35-38 W. 160 feet to an iron pin in the line of property of John H. Wood; thence along the line of property of John H. Wood N. 54-44 E. 74.7 feet to an iron pin at the corner of Lot No. 7; thence with the line of Lot No. 7 N. 32-29 E. 97 feet to an iron pin at the joint rear corner of Lot Nos. 29 and 28; thence along the joint line of said lots N. 15-48 E. 208.8 feet to an iron pin on the northwest side of Oakwood Avenue; thence with the north west side of Oakwood Avenue S. 54-22 W. 95 feet to the point of beginning.

This conveyance is made subject to any restrictive covenants, building setback lines, easements and rights of way affecting the above described property.

As apportion of the consideration herein, the grantees assume and agree to pay the balance due on that certain mortgage in favor of Cameron Brown Company in the original amount of \$21,750.00, recorded in the R. M. C. Office for Greenville, County in REM Volume 1225 at page 623. The balance due for assumption being \$20,919.71.

This being the same property from John K. Payne recorded September 11, 1975 in Deed Book 1024 at page 99.



which has the address of 16 Oakwood Ave Taylors South Carolina 29687 (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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