

FILED
JUN 1 1983
Greenville S. C.

MORTGAGE

BOOK 1609 PAGE 548

THIS MORTGAGE is made this 20th day of May 1983 between the Mortgagor, James A. Warren and Carolyn H. Warren (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").

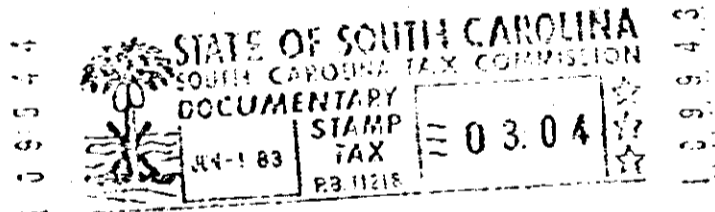
WHEREAS Borrower is indebted to Lender in the principal sum of U.S. \$ 7,592.04 which indebtedness is evidenced by Borrower's note dated May 20, 1983 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if 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:

ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, lying and being at the southwesterly intersection of Stonehedge Drive and Castleton Way near the City of Greenville, S. C., and being known and designated as Lot No. 63 on plat entitled Foxcroft, Section 1, as recorded in the RMC Office for Greenville County, S. C., in Plat Book 4F at pages 2 and 3, and having according to said plat, the metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Castleton Way, said pin being the joint front corner of Lots 63 and 68 and running thence with the common line of said lots, S. 86-11 W. 150 feet to an iron pin, the joint rear corner of Lots 63 and 64; thence with the common line of said lots, N. 3-49 W. 150 feet to an iron pin on the southerly side of Stonehedge Drive; thence with the southerly side of Stonehedge Drive N.86-11 E. 125 feet to an iron pin at the intersection of Stonehedge Drive and Castleton Way; thence S. 48-49 E. 35.3 feet to an iron pin on the southwesterly side of Castleton Way; thence with the southwesterly side of Castleton Way, S.3-49 E. 125 feet to an iron pin, the point of BEGINNING.

This is the same as that conveyed to James A. Warren and Carolyn H. Warren by deed of Gladys S. Williams dated and recorded concurrently herewith.



which has the address of 10 Stonehedge Drive, Greenville, South Carolina 29615 (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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