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GREENVILLE S.C.

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DONNIE S. A. SLEY
R.H.C.

MORTGAGE

BOOK 1024 PAGE 386

THIS MORTGAGE is made this 31st day of August 1983, between the Mortgagor, Kenneth Morris Greene and Shirley Greene (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of the United States, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Five Thousand and no/100 (\$5,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 31, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 1988

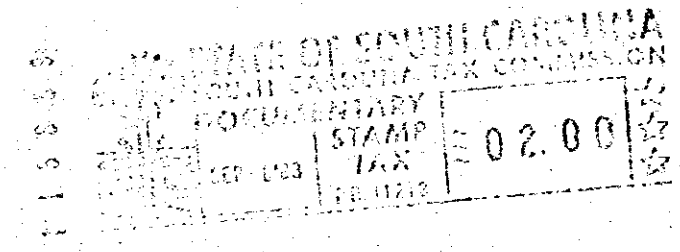
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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: being shown and designated as Lot 31 of Grand View Heights, plat of which is recorded in Plat Book EE, page 199 and having the following metes and bounds, to-wit:

BEGINNING at a point on Grand View Circle, joint front corner of Lots 30 and 31 and running thence with the line of said lots, S. 10-48 W. 200 feet; thence N. 70-15 E. 115 feet; thence running N. 10-48 W. 200 feet; thence S. 70-15 W. 115 feet to the point of beginning.

THIS conveyance is subject to all easements, restrictions, roadways, rights-of-way or other matters which may appear by examination of the public record or the premises herein.

THIS is the same property conveyed to the Mortgagors herein by deed of Homer Styles in Deed book 839 at Page 168 and recorded on March 6, 1968.

THE Mortgagor herein does hereby covenant and represent to the said Mortgagee its successors and assigns, that they are fully seized in fee of the property above-described, and that the property is free from all encumbrances except a mortgage to Poinsett Federal Savings and Loan Assoc. recorded in the RMC Office for Greenville County in REM Book 1098, Page 138, on July 4, 1968.



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which has the address of Lot 31, Grandview Circle, Travelers Rest, South Carolina 29690 (herein "Property Address");
(Street) (City) (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.

