

FILED
GREENVILLE S. C.
OCT 21 9 58 AM '83
JONNIE

MORTGAGE

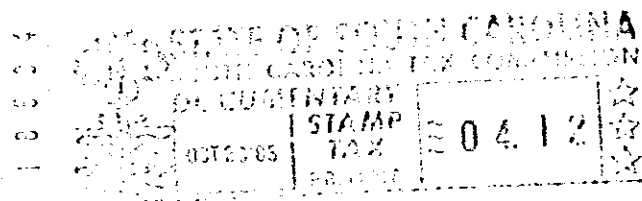
THIS MORTGAGE is made this 21st day of October 1983, between the Mortgagor, JAMES L. LABELLE, SR. and OLLIE MAE LABELLE (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 10,275.00 which indebtedness is evidenced by Borrower's note dated October 21, 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 October 15, 1991;

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 certain piece, parcel or lot of land, together with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, about two miles West of the City of Greenville, near the Monaghan Mill, in New Hope Subdivision, said lot being shown and designated as Lot No. Three (3) on plat of New Hope Subdivision, said plat being recorded in the RMC Office for Greenville County, S. C. in Plat Book A, at Page 307, on October 16, 1909, and having a frontage of 55 feet on Hoyt Street and a depth of 150 feet, reference to said plat being craved for a metes and bounds description thereof.

This is the same property conveyed to the Mortgagors herein by deed of Charles W. Campbell dated October 5, 1983, and recorded in the RMC Office for Greenville County in Deed Book 1199, at Page 56, on October 24, 1983; by deed of Barbara L. Wall recorded in Deed Book 1199, at Page 52, on October 24, 1983; by deed of Jerry L. Campbell recorded in Deed Book 1198, at Page 52, on October 24, 1983; and by deed of Carrie G. Campbell, Clifton Joe Campbell, and Jack L. Campbell recorded in Deed Book 1199, at Page 54, on October 24, 1983.



which has the address of 5 Hoyt Street Greenville
[Street] [City]
South Carolina 29611 (herein "Property Address");
[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 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 seized 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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