

MORTGAGE

96059 VOL 1641 PAGE 787

THIS MORTGAGE is made this 20th day of December 1983 between the Mortgagors, Edmond R. King, Jr. & Carol Barbee King (herein "Borrower"), and the Mortgagee, [Name] a corporation organized and existing under the laws of State of South Carolina whose address is Piedmont East Building, Suite 500A, 37 Villa Road, Greenville, South Carolina 29615 (herein "Lender").

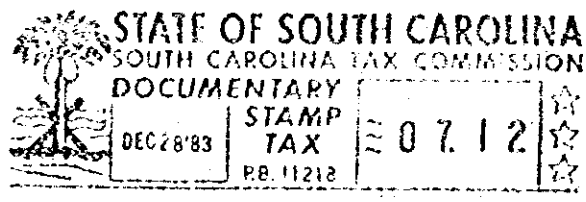
WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 17,800.00 which indebtedness is evidenced by Borrower's note dated December 20, 1983 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on January 1, 1996;

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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on West side of U. S. Highway 29 in Grove Township, being shown as Lot 13 on plat of property of R. E. Dalton made by Dalton & Neves, Engineers, November, 1947, recorded in the RMC Office for Greenville County in Plat Book S, page 15, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at iron pin corner on west side of U. S. Highway 29 at joint front corner of Lots 12 & 13, former said pin being 252 feet North from northwest corner of intersection of U. S. Highway 29 and Sunny Lance, and running thence along line of Lot 12, N. 63-19 W. 490 feet to iron pin; thence with line of Lot 15, N. 12-30 E. 112 feet to iron pin; thence with line of Lot 14, S. 64-24 E. 529 feet to iron pin on northwestern side of U. S. Highway 29; thence S. 32-15 W. 120 feet to beginning corner.

DERIVATION: Being the same property conveyed to the Mortgagors by deed of Evelyn S. Simmons (one and the same as Evelyn Willie Simmons), said deed to be recorded herewith of even date hereof.



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which has the address of Route 6 Box 67 Highway 20 Piedmont South Carolina 29673 (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 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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