## **MORTGAGE**

, 1980 February 14th THIS MORTGAGE is made this day of between the Mortgagor, WAYMON ROBERT EVETTE

(herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of SEVEN THOUSAND AND NO/100 (\$7,000.00)----Dollars, which indebtedness is evidenced by Borrower's note dated February 14, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 1985

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:

ALL that certain piece, parcel or lot of land with all improvements thereon situate, lying and being on the West side of Dakota Avenue in the City of Greenville, County of Greenville, State of South Carolina, shown as Lot No. 5 of Block C, Fair Heights Subdivision, plat of which is recorded in the RMC Office for Greenville County in Plat Book F, at page 257, and having according to said plat the following metes and bounds, to wit:

BEGINNING at a point on the western side of Dakota Avenue, joint front corner of Lots 5 and 6 and running thence with said lots N. 58-40 W. 150 feet; thence N. 31-20 E. 50 feet to a point at the joint rear corner of Lots 4 and 5; thence with the line of said lots S. 58-40 E. 150 feet to a point on the West side of Dakota Avenue; thence with Dakota Avenue S. 31-20 W. 50 feet to the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of Sandra S. Evette on October 21, 1975, recorded inthe RMC Office for Greenville County on October 23, 1975, in Deed Book 1026, page 207.

208 Parkins Mill Road, Greenville, which has the address of

(Street)

(City)

South Carolina 29607 (berein "Property Address");

(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 seised 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.

SOUTH CAROLINA-1 to 4 Family-6:75-FNMA FHLMC UNIFORM INSTRUMENT

No.