

FILED
GREENVILLE CO S.C.
APR 21 9 45 AM '83
JOHN S. WILKINS

MORTGAGE

BOOK 1602 PAGE 899

THIS MORTGAGE is made this 11th day of March 1983, between the Mortgagor, Louie Murray (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").

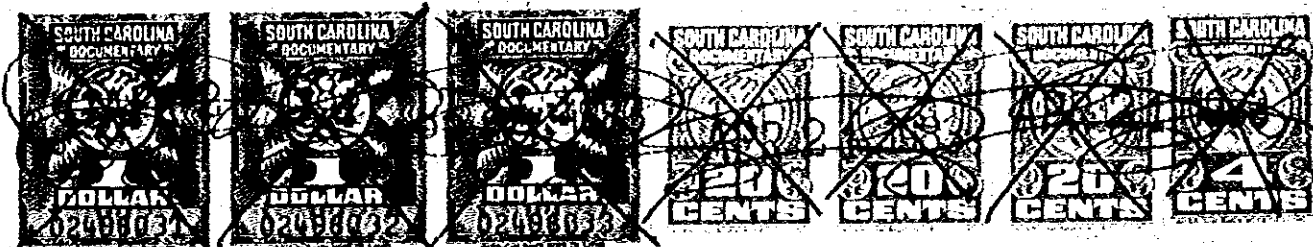
WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 9,000.00 which indebtedness is evidenced by Borrower's note dated March 11, 1983 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on March 1, 1990;

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 State of South Carolina:

All that Certain piece, parcel of lot of land, with all improvements thereon, or hereafter constructed thereon, Situate, lying and being in the State of South Carolina, County of Greenville and lying and being on the northern side of South Carolina Highway 291 as shown on a plat dated August 16, 1968, entitled Property of John F. Day, said recorded in the RMC Office for Greenville County in Plat Book YYY at Page 125 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of South Carolina Highway 291 at a point 419 feet in a northeasterly direction from the intersection of Highway 291 and Worley Road and running thence n. 13-05 E. 390.9 feet to an iron pin; thence S. 8-45 E. 339 feet to an iron pin on the northern side of Highway 291; thence along the northern side of South Carolina Highway 291, S. 72-05 W. 146 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of Ann Marie Griffin, et al, dated Jan. 21, 1983 and recorded in Deed Book 1181/270 on Jan. 24, 1983.



which has the address of 57 Magnolia Rd. Greenville South Carolina 29609 (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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