



REC'D
MORTGAGE

1516 15178
1519 1550

THIS MORTGAGE is made this 28th day of June 1983, between the Mortgagor, Anthony R. Lee and Cynthia B. Lee (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. \$ 12,398.01 which indebtedness is evidenced by Borrower's note dated June 28, 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 June 15, 1988.

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 piece, parcel or lot of land, with all improvements thereon or thereafter constructed thereon, situate, lying and being on the northern side of Stacey Drive in the County of Greenville, State of South Carolina, being shown and designated as Lot no. 13, on plat of Green Pastures, prepared by R.B. Bruce, R.L.S., dated March 20, 1965, recorded in Plat Book III at page 133 and being described more particularly, according to said plat, to-wit:

Beginning at an iron pin on the northern side of Stacey Drive at the joint front corner of Lots 13 and 14 and running thence along the common line of said lots N. 69-07E. 201 feet to a point in the center of a creek; thence along the center of said creek, the traverse of which is S. 35-29 E. 104.7 feet to an iron pin on the northern side of Stacey Drive at the joint front corner of Lots 11 & 12; thence along said Drive S. 69-07 W. 183 feet to an iron pin; thence continuing with the curve of Stacey Drive, the chord of which is N. 69-12 W. 37.3 feet to an iron pin; thence continuing along said Drive N. 27-32 W. 75 feet to an iron pin at the joint front corner of Lots 13 & 14, the point of beginning.

Derivation: Deed of Homer C. Sidley and Florence S. Sidley, recorded October 24, 1978 in Deed Book 1090 at page 421.

which has the address of 9 Stacy Drive, Greenville South Carolina 29611 (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 for 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

SOUTH CAROLINA

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1328 W. 2