FILED
GREENVILLE CO. S.C.
MAR 13 3 05 PM '81
SONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

BOOK 1535 PAGE 115
76 PAGE 352

THIS MORTGAGE is made this 13th day of March, 1981, between the Mortgagor, Marcia R. Brucke (same as Marcia Sue Brucke) (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 U.S. $ 15,000.00, which indebtedness is evidenced by Borrower's note dated March 13, 1981, and extensions and renewals

THIS mortgage is second and junior in lien to the note and mortgage given by Mortgagor herein to Greer Federal Savings & Loan Association in the original amount of $24,800.00 as recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1394, Page 166 on April 8, 1977.

16556

JAN 22 1982

PAID
2.00

WITNESSES:

which has the address of Rt. 7, Brown Road (Street) Greer (City)

South Carolina 29651 (State) (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 seised 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 HOME IMPROVEMENT - 1-4 FAMILY RHMC UNIFORM INSTRUMENT

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