

FILED
GREENVILLE CO. S. C.

MORTGAGE

BOOK 1523 PAGE 150

No: 3 11 16 AM '80
THIS MORTGAGE is made this 31st day of October 1980 between the Mortgagor, Dennis Thomas Davis and Christine J. Davis (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. \$ 7,050.00 which indebtedness is evidenced by Borrower's note dated October 31, 1980 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 November 1, 1987;

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 situate, lying and being in O'Neal Township, State and County aforesaid, on the South side of the county road along the South edge of Lake Cunningham, and having such metes and bounds as are shown on the plat of property of D.T. Davis & Christine J. Davis, made by T.H. Walker, R.L.S., dated July 21, 1978, and recorded in Plat Book 6S, Page 42, Greenville County R.M.C. Office. Said Plat is specifically referred to for a more complete property description.

DERIVATION: See Deed of Nathaniel J. Davis dated March 28, 1978, and recorded in Deed Book 1076, Page 690.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
02.84

which has the address of Route 7, River Road, Greer, South Carolina 29651 (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

0159

4328 RV-2