

MORTGAGE

THIS MORTGAGE is made this 10th day of June 1981 between the Mortgagor, Nanci A. Martin & Edward L. Aiken (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. \$ 8,073.24 which indebtedness is evidenced by Borrower's note dated June 10, 1981 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 July 1, 1989

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 on the southern side of Tallulah Drive, in the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as Lot No. 1 on a plat entitled "Property of Carobel C. Martin Estate", recorded in the RMC Office for Greenville County in Plat Book 50, at Page 46, and having, according to said plat, the following metes and bounds, to-wit:

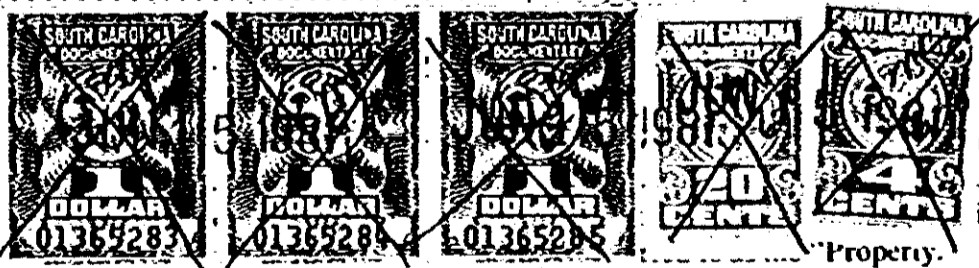
BEGINNING at an iron pin on the southern side of Tallulah Drive, at the joint front corner of Lots 1 and 2, and running thence S. 25-50 E. 200 feet to an iron pin; thence along the rear of Lot No. 1, S. 64-10 W. 85.6 feet to an old iron pin; thence N. 25-40 W. 200 feet to an old iron pin on Tallulah Drive; thence along Tallulah Drive, N. 64-10 E. 85 feet to the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record.

DERIVATION: This being the same property conveyed to Grantor & Nanci A, Martin by deed of David L. Bruin date February 25, 1977, recorded February 25, 1977, in the RMC Office for Greenville County in Deed Book 1051, at Page 686.

Grantee agrees to assume Grantor's obligation on that mortgage in favor of South Carolina Federal Savings and Loan Association dated January 27, 1976, recorded January 29, 1976, in the RMC Office for Greenville County in REM Book 1359, at Page 127. 26 E. Tallulah Drive, Greenville which has the address of

South Carolina 29605 (Zip Code)



TO HAVE AND TO HOLD unto L improvements now or hereafter erected o shall be deemed to be and remain a pa said property (or the leasehold estate if

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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