

FILED
GREENVILLE CO. S. C.

JUL 24 11 33 AM '81

MORTGAGE

BOOK 1517 PAGE 794

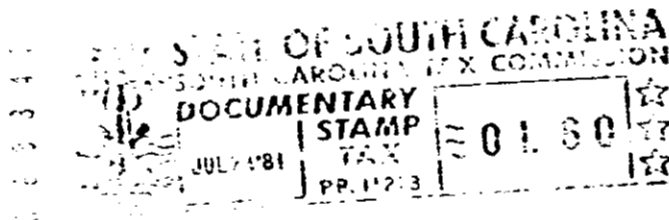
1981 THIS MORTGAGE is made this 15th day of July
between the Mortgagor, Donald K. McCarter
(herein "Borrower"), and the Mortgagee,
GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and
existing under the laws of South Carolina
whose address is 107 Church Street - Greer, South Carolina 29651
(herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 4,000.00
which indebtedness is evidenced by Borrower's note dated 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, 1985;

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 & Spartanburg of South Carolina: In

Chick Springs Township & Beech Springs Township of Spartanburg County and near the
corporate limits of Greer, being shown and designated as Lot No. 21 on a plat of
subdivision known as FOREST HILLS made by J. Q. Bruce, Surveyor, for the Greer
Community Post of the American Legion, recorded in Plat Book VV, at page 59, in
the R.M.C. Office for Greenville County, and having the following courses and
distances:

BEGINNING on a stake on street, joint front corner of Lots Nos. 21 and 22 on said
plat, and runs thence N. 2-31 E. 395 feet to a pin on the bank of Frohawk Creek;
thence along the creek as the line N. 69-49 E. about 160 feet to a stake; thence
S. 2-31 W. 483 feet to a pin in the street or road; thence with the margin of
said road or street N. 80-40 W. 150 feet to the beginning, being all of that
property conveyed to the mortgagor by deed recorded in the R.M.C. Office for
Greenville County in Deed Book 769, at page 438, from Willie Thomas Oliver
recorded 19 Mar 65.



which has the address of Woodvale Circle Greer
[Street] [City]
South Carolina 29651 (herein "Property Address");
[Zip Code]

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the im-
provements 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 in-
debtedness 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

NOTED -- JUL 24 81 123

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