

FILED
= CO. S. C.
OCT 13 2 25 PM '81
1981
GREENVILLE
R.M.C.

MORTGAGE

BOOK 1555 PAGE 320

THIS MORTGAGE is made this 25th day of September 1981 between the Mortgagor, Asa H. Hill, Jr. & Brenda M. Hill (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. \$ 9,500.00 which indebtedness is evidenced by Borrower's note dated September 25, 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 September 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: Chick Springs Township, in the Town of Greer, on the east side of Davenport Avenue, being known and designated as Lot No. 11 according to a survey made by A. R. Wood, dated December 11, 1900, and recorded in Plat Book A, Page 399, R.M.C. Office for Greenville County, and having the following metes and bounds, to-wit:

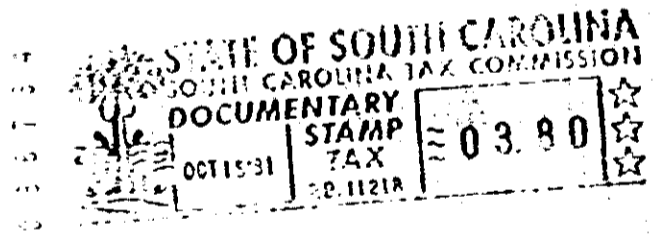
BEGINNING at an iron pin on Davenport Avenue, 68 feet 5 inches south of the intersection of Davenport Avenue and Church Street, and running thence S. 73 3/4 E. 203 1/2 feet to an iron pin; thence S. 16 1/2 W. 68 feet to an iron pin; thence N. 73 1/2 W. 203 1/2 feet to an iron pin on Davenport Avenue; thence with said avenue, N. 16 1/2 E. 68 feet to the beginning.

ALSO: All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the Town of Greer, containing 18,315 square feet, being known and designated as Lot No. 12 and part of Lot No. 13 on plat made by A. R. Wood and recorded in Plat Book A, Page 399, R.M.C. Office for Greenville County, April 21, 1910, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Davenport Avenue, R. L. Childress corner, and running thence S. 73 3/4 E. 203 1/2 feet to an iron pin; thence N. 16 1/2 E. 90 feet to an iron pin; thence N. 73 3/4 W. 203 1/2 feet to an iron pin on Davenport Avenue; thence down Davenport Avenue, S. 16 1/2 W. 90 feet to the beginning corner.

EXCEPTING AND RESERVING 6 feet along Davenport Avenue to be used as a sidewalk.

This is the same property conveyed to mortgagors herein by deed of Ruth C. Paget and Nell C. Black. This Deed is recorded in Deed Book 981, Page 613, Greenville County R.M.C. Office on August 14, 1973.



GCTO
OC1581
080

which has the address of 106 Davenport Avenue 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

4.18CD

0320

4328 RV-2