

DEC 18 4 31 PM '81

THIS MORTGAGE is made this 18th day of December 1981, between the Mortgagor, BRUCE E. SELLARS and RUTH I. SELLARS, (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").

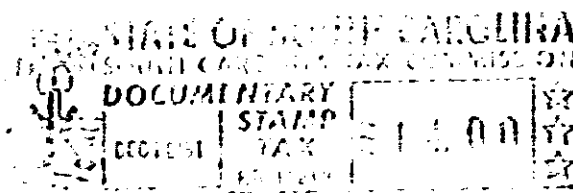
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Five Thousand (\$35,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 18, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2011

To SECURE to Lender (a) 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, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), 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 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, being known and designated as South-eastern portion of Lot No. 61 according to plat of property of C. B. Martin recorded in the R.M.C. Office for Greenville County in Plat Book F, page 102, and being more particularly described as follows:

BEGINNING at an iron pin on the Southwestern corner of Highland Drive and Waccamaw Avenue and running thence along the line of Waccamaw Avenue, S. 48-50 W. 192.1 feet to an iron pin; thence N. 41.10 W. 60.7 feet to a point on the rear line of said lot No. 61; thence N. 48-50 E. 192.1 feet to a point on the side of Highland Drive; thence along the line of said Highland Drive S. 41-10 E. 60.7 feet to the beginning corner.

This is the same property conveyed to the Mortgagors herein by deed of Patricia W. Gillespie dated October 21, 1980, recorded in Book 1136, at Page 377 in the R.M.C. Office for Greenville County, South Carolina and by deed of George G. Willis, Jr. dated October 23, 1980, recorded in Book 1136, at Page 389 in the R.M.C. Office for Greenville County, South Carolina.



which has the address of 400 Waccamaw Avenue, Greenville, SC 29605 (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, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, 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 herein 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, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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