

1050-1035

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MORTGAGE

THIS MORTGAGE was made this 21st day of August, 1981, between the Mortgagor, C. S. Parthemos, Mary P. Wilson (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 six thousand (\$36,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 21, 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 August 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 situate, lying and being on the southern side of Fairfield Drive in the town of Mauldin and being known and designated as Lot #46 on a Plat of Glendale as shown by plat recorded in the R.M.C. Office for Greenville County in Plat Book QQ at Pages 76 and 77 and having, according to said plat the following metes and bounds, to wit:

BEGINNING at a point on the southern side of Fairfield Drive at the joint front corner of Lots Nos. 46 and 47 and running thence S. 03-08 W. 197.7 feet to a point at the joint rear corner of Lots Nos. 46 and 47; thence N. 75-51 E. 134.0 feet to a point on the western side of Drury Lane; thence with the western side of Drury Lane N. 06-34 W. 47.8 feet to a point; thence continuing with the western side of Drury Lane N. 03-08 E. 86.1 feet to a point; thence following the curvature of the southwestern intersection of Drury Lane and Fairfield Drive the chord of which is N. 41-52 W. 35.3 feet to a point; thence with the southern side of Fairfield Drive N. 86-52 W. 95 feet to the point of beginning.

The above described property is the same acquired by the mortgagor Merry P. Wilson by deed from Morgan T. Wilson dated April 13, 1976 and recorded in the R.M.C. Office for Greenville County in Deed Book 1034 at Page 897 and also being the same acquired by the mortgagor C. S. Parthemos by deed dated October 1, 1975 from Mary I. Taylor and recorded on October 28, 1975 in the R.M.C. Office for Greenville County in Deed Book 1026 at Page 428.



which has the address of 100. Drury. Lane, Mauldin, (Street) (City) South Carolina (State and Zip Code) (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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