

MORTGAGE

BOOK 79 1773
PAGE 1517 PAGE 136

THIS MORTGAGE is made this 15th day of July 1981 between the Mortgagor, Samuel L. and Jimmie Fay Davis, 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. \$ 7,100.00 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, 1989.

Bozeman, Grayson & Smith, Attorneys

FILED
GREENVILLE CO. S.C.
MAR 17 10 29 AM '83
DONNIE S. JANKENSLEY
R.M.C.

23374

MAR 1 1983

DOCUMENTARY
STAMP

PAID SATISFIED AND CANCELLED
Greer Federal Savings and Loan
Assoc. of South Carolina
February 11 1983
Mary Ann Walker

1983 MAR 17 10 29 AM '83

which has the address of 108 Pelham Street, 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 tenes, 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 for the leasehold estate if this Mortgage is on a leasehold, are hereinafter referred to as the "Property". 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

SOUTH CAROLINA - UNIFORM COVENANTS - FIRST MORTGAGE INSTRUMENT

1783 664