

FILED
GREENVILLE CO. S. C.
JUL 3 3 24 PM '74
DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE

THIS MORTGAGE is made this 3rd day of June, 1974, between the Mortgagor, **ROBERT GEORGE GRANDY and KARALEE M. GRANDY** (herein "Borrower"), and the Mortgagee, **CAROLINA FEDERAL SAVINGS & LOAN ASSOCIATION**, a corporation organized and existing under the laws of South Carolina, whose address is 500 E. Washington Street, Greenville, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of **Twenty-One Thousand Eight Hundred and No/100 Dollars**, which indebtedness is evidenced by Borrower's note of even date herewith (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on **June 1, 1999**.

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 piece, parcel or lot of land in Butler Township, County of Greenville, State of South Carolina, located on the northeast side of county road located between South Carolina Highway No. 14 and Woodruff Road, and being shown on plat of property made for James W. and Bessie M. Smith by C. O. Riddle, Surveyor, dated May 4, 1965, recorded in Plat Book III at Page 137A, Greenville County R.M.C. Office, and having the following metes and bounds, to-wit:

BEGINNING in center of county road at corner of Campbell (pin set off 20 feet on east side of road) and running thence with center of road N 48-52 W 92 feet to bend; thence still with center of road N 9-32 W 147.1 feet to pin in road (pin set off 23 feet on east side of road); thence N 43-08 E 352.4 feet along Mollie S. Cox property to iron pin; thence S 46-52 E 209 feet to iron pin corner of Mollie S. Cox property; thence S 43-08 W 438.5 feet along Cox & Campbell to beginning corner and containing 2.00 acres ±.



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 in the event this Mortgage is on a leasehold) are herein 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, 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 easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.

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