

GREENVILLE COUNTY  
1000-015  
**MORTGAGE**

THIS MORTGAGE is made this 9th day of April, 1975,  
between the Mortgagor, Thayer F. Grumbine

and the Mortgagee, Security Federal Savings & Loan Association (herein "Borrower"),  
organized and existing under the laws of South Carolina, a corporation  
is East Camperdown Way, Greenville, South Carolina, whose address  
(herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand Eight  
Hundred and no/100(\$30,800.00) 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 the 10th day of  
March 2000;

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 the buildings and improvements  
thereon, lying and being on the northwesterly side of Lake Fairfield Drive, near the  
City of Greenville, S. C., being designated as Lot No.78 and a small portion of Lot  
No. 79, Section 1, on the plat of Lake Forest as recorded in the RMC Office for  
Greenville County, S. C., in Plat Book GG, Page 17, and having according to said  
plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Lake Fairfield Drive, joint  
front corner of Lots 77 and 78, Section 1, and running thence along the common line  
of said lots N 38-53 W 172 feet to an iron pin; thence N 51-0 E 116 feet to an  
iron pin in the rear line of Lot 79; thence through Lot 79 S 35-01 E 170.1 feet  
to an iron pin on the northwesterly side of Lake Fairfield Drive; thence along said  
Drive S 54-14 W 5 feet to an iron pin, joint front corner of Lots 78 and 79; thence  
continuing along said Drive S49-40 W 100 feet to an iron pin, the point of beginning.

This is the same property conveyed to Borrower by deed of Dorothy L. Brown recorded  
in the Greenville County R.M.C. Office in Deed Book 1016, Page 520.



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, appur-  
tenances, 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 Mort-  
gage; 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 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 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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