

SEP 26 11 19 AM '75

BOOK 1349 PAGE 603

MORTGAGE

DONNIE S. TANKERSLEY

THIS MORTGAGE is made this 25th day of September, 1975, between the Mortgagor, Pencye C. Pressly

(herein "Borrower"), and the Mortgagee, Security Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States, whose address is 115 E. Camperdown Way (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seven Thousand Five Hundred and No/100ths 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 1st October, 1990;

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 Greenville Township, Greenville County, State of South Carolina) on Woodvale Avenue, known and designated as Lot No. 240 on a plat of the property of Traxler Park, Second Revision, prepared by R. E. Dalton, March, 1923, said plat being recorded in the R.M.C. Office for Greenville County in Plat Book F at Page 114 and 115 and having according to said plat the following metes and bounds; to-wit:

BEGINNING at a point on Woodvale Avenue at the joint front corner of Lot Nos. 239 and 240 and running thence along the joint line between Lots 239 and 240, S. 25-23 E. 225 feet to the joint corner of Lots 239, 240, 291 and 292; thence with the rear line of Lot 291, N. 62-34 E. 70.5 feet to the joint rear corner of Lots 240, 241, 290 and 291; thence with Lot No. 241, N. 25-23 W. 222.5 feet to Woodvale Avenue; thence with Woodvale Avenue S. 64-37 W. 70 feet to the point of beginning.

This is the same property conveyed to Kate M. Taft, wife of Edward P. Taft, by deed recorded in the R.M.C. Office in Deed Book 271 at Page 179; Kate M. Taft thereafter devised the same property to Edward P. Taft by Will filed in the Probate Court in File 651, Apt. 5; Edward P. Taft having subsequently died intestate on March 18, 1958, after which the South Carolina National Bank, as Executor conveyed the within property to the Mortgagor on July 26, 1960, by deed recorded in the R.M.C. Office for Greenville County in Deed Book 655, at Page 302.



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 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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