

MORTGAGE

THIS MORTGAGE is made this 23rd day of October, 1975, between the Mortgagor, **Southland Properties, Inc.** (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 **Sixteen Thousand and No/100 (\$16,000.00)** Dollars, which indebtedness is evidenced by Borrower's note dated **October 23, 1975** (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on **October, 1995**

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, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 174 of a subdivision known as Augusta Acres, according to a plat thereof, recorded in the R.M.C. Office for Greenville County in Plat Book S at page 201, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Henderson Avenue, joint front corner of Lots Nos. 174 and 175 and running thence along the line of Lot No. 175, N. 1-56 W. 284.8 feet to an iron pin in the line of Lot No. 173; running thence with the line of Lot No. 173, N. 86-52 E. 65.2 feet to an iron pin on the western side of Chatham Drive; running thence with the western side of Chatham Drive, S. 8-13 E. 123 feet to an iron pin and S. 3-05 E. 145.26 feet to an iron pin at the intersection of Chatham Drive and Henderson Avenue; running thence with the curvature of said intersection, the chord of which is S. 43-13 W. 35.3 feet to an iron pin on the northern side of Henderson Avenue; thence with the northern side of Henderson Avenue, N. 88-04 W. 75 feet to the point of beginning.



which has the address of **131 Henderson Avenue** **Greenville**
(Street) (City)
South Carolina (herein "Property Address")
(State and Zip Code)

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 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 declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

RECORDED

4328 RV-2