

FIELD  
GREENVILLE CO. S.

1352 855

4 28 1975

# MORTGAGE

EDWIN S. TALLEY  
NOTARY

THIS MORTGAGE is made this 3rd day of November, 1975, between the Mortgagor, Manuel L. Rodriguez and Barbara S. Rodriguez

(herein "Borrower"), and the Mortgagee, Home Savings and Loan Association of the Piedmont, a corporation organized and existing under the laws of South Carolina, whose address is 208 East First Avenue, Easley, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Eight Thousand Five Hundred and no/100 (\$38,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 31, 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 November 1, 2005

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 155, Section 2, Pine Brook Forest, Riddle Road, as shown on plat which is recorded in Plat Book 4-X, at pages 48-49, and according to said plat having the following metes and bounds, to-wit: BEGINNING at the joint front corner of Lots 154 and 155 on the North side of Riddle Road; thence North 05-54 West 225 feet to an iron pin; thence North 40-12 East 39.1 feet to an iron pin, joint corner of Lots 155, 158 and property of M. W. Riddle; thence running along common line of Lots 155 and 158 North 85-05 East 85.4 feet to an iron pin; thence South 05-54 East 250 feet to a point on the North side of Riddle Road; thence running along Riddle Road South 84-06 West 116 feet to an iron pin, the point of BEGINNING. For derivation, see Deed Book 1021, at page 103, in the R.M.C. office for Greenville County, South Carolina."



which has the address of Route #3, Riddle Road 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.

9559

4328 RV-2