

MORTGAGE

THIS MORTGAGE is made this 31st day of October, 1975, between the Mortgagor, Zane O. Hendrix and Sandra L. Hendrix (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 - - - - - \$11,000.00 - - - - - 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, 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: Bates Township, on the northern side of the Old Buncombe Road, and having the following metes and bounds, to-wit:

BEGINNING at an iron stake on the north bank of a state road from U. S. Highway No. 25 to Greer, known as Old Buncombe Road and running thence with Barton's line N. 34-30 E. 217.8 feet to an iron pin; thence N. 72-20 W. 129.5 feet to an iron pin; thence S. 21-45 W. 217.8 feet, more or less, to an iron pin on bank of road; thence S. 75-0 E. 84 feet to the beginning corner.

This property is subject to all restrictions, zoning ordinances, easements and rights of way of record affecting the above described property.

This being the same property conveyed to mortgagors by deed of Lanta S. Adkins and Isabelle J. Adkins to be recorded herewith.

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which has the address of Route 2, Highway 290, Travelers Rest, South Carolina 29690 (herein "Property Address") (City)

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.

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