

Dec 8 10 00 AM '75  
DANNIE S. FAN TEROLEY  
**MORTGAGE**

1356 290

THIS MORTGAGE is made this **5th** day of **December**, 19**75**,  
between the Mortgagor, **Jimmy R. Todd and Hazel W. Todd**  
(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 - - - - -  
- **TWENTY-FOUR THOUSAND AND NO/100 (\$24,000.00)** - - - - - Dollars, which indebtedness is evidenced by Borrower's note dated **December 5, 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 **December 1, 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: **in the City of Greer, Chick Springs Township, on the southern side of Chestnut Avenue, and being shown and designated as all of Lot No. 77 on plat of Burgiss Hills, made by Piedmont Engineering Service, January 21, 1951, recorded in Plat Book Y, pages 96 and 97, Greenville County R.M.C. Office, and having the following courses and distances, to-wit:**

**BEGINNING at an iron pin on the southern side of Chestnut Avenue, joint front corner of Lots 76 and 77, and running thence S. 16-17 W. 180 feet to iron pin, joint rear corner of said lots; thence N. 73-43 W. 80 feet to the joint rear corner of Lots 77 and 78; thence N. 16-17 E. 180 feet as the common line of said lots to iron pin on southern side of Chestnut Avenue; thence S. 73-43 E. 80 feet to the beginning corner.**

This property is subject to the restrictions recorded in Deed Book 431, page 176.

This being the same property conveyed to mortgagors by deed of Jerry Stephen Thompson to be recorded herewith.



which has the address of **107 Chestnut Street,** **Greer,**  
(Street) (City)  
**South Carolina 29651** (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 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 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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