

DEC 22 3 09 PM '75

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

2004 1356 REG 428

THIS MORTGAGE is made this 22nd day of December, 1975, between the Mortgagor, **Charlton P. Armstrong and Marion W. Armstrong** (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 **Forty-four Thousand, Eight Hundred and No/100 (\$44,800.00)** Dollars, which indebtedness is evidenced by Borrower's note dated December 22, 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:

All that certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina, and lying beyond the southwest side of Cleveland Street in the City of Greenville and being known and designated as Lot 5 on a plat entitled, "Subdivision of Property of Ruth H. Lynch," made by Piedmont Engineer Services and recorded in the RMC Office for Greenville County in Plat Book XX at page 71, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest side of Cleveland Street at the joint front corner of Lots 5 and 6, and running thence along the common line of said lots, S. 43-48 W. 175 feet to an iron pin at the rear line of Lot 9; thence along the rear line of Lots 9 and 10, N. 46-12 W. 113 feet to an iron pin, at the joint corner of Lots 4 and 5; thence along the common line of said lots, N. 43-48 E. 175 feet to an iron pin on the southwest side of Cleveland Street; thence along the said street, S. 46-12 E. 113 feet to an iron pin, the point of beginning.



which has the address of **736 Cleveland Street, 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.

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