

Dec 30 9 08 AM '75

BOOK 1356 PAGE 983

DONNIE S. TANKERSLEY  
MORTGAGE

THIS MORTGAGE is made this 29th day of December, 1975, between the Mortgagor, MARY L. GAMBRELL (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 FOUR THOUSAND AND NO/100 (\$4,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 29, 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, 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:

All that piece, parcel or lot of land located approximately two miles southwest of Greer, South Carolina, in Chick Springs Township, County and State aforesaid, being designated and known as Lot No. 3 on a plat of property of Charles Flint Rhen, Jr., prepared by John A. Simmons, Surveyor, dated April 28, 1967, and having, according to said plat, the following metes and bounds:

BEGINNING at an old nail in the center of the right-of-way of Jones Road, which point of located 652 feet northeast from the intersection of Jones Road and the right-of-way of Buncombe Road and which old nail is located at the intersection of Jones Road and an unnamed country road, and running thence S. 66-51 W. 297.5 feet along the center of said unnamed country road to a point in the center of said country road; thence turning and running S. 27-29 E. 182.7 feet to a point in the center of Jones Road; thence turning and running along the center line of Jones Road, N. 34-11 E. 337 feet to an old nail, the point of beginning, and containing 0.62 acres.

This is the same property conveyed to the mortgagor herein by William P. Long by deed dated December 11, 1975, to be recorded herewith.



which has the address of 502 Jones Avenue 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 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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