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DONNIE S. TANKERSLEY
R.M.C.

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MORTGAGE

THIS MORTGAGE is made this 22nd day of January, 1976, between the Mortgagor, Ivester Properties, a General Partnership (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of NINE THOUSAND AND NO/100 (\$9,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 22, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 10, 1991.

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 with building and improvements thereon lying and being on the Southwesterly side of Crosby Circle, Paramount Park near the City of Greenville in the County of Greenville, South Carolina being known and designated as Lot Number 150 according to that certain plat of Paramount Park prepared by Piedmont Engineering Services dated July, 1949 recorded in the R.M.C. Office for Greenville County in Plat Book W at page 57 and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Southwesterly side of Crosby Circle at the joint front corner of Lots 149 and 150 and running thence along the joint side line of said Lots S. 31-12 W., 154.2 feet to an iron pin; thence N. 50-30 W., 85 feet to an iron pin; thence N. 40 E. 150 feet to an iron pin on the Southwesterly side of Crosby Circle; thence with the right of way of Crosby Circle S. 52-55 E., 61.8 feet to an iron pin at the point of beginning.



which has the address of 308 Crosby Circle Greenville, South Carolina (herein "Property Address");

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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