

FEB 13 3 54 PM '76

BOOK 1360 PAGE 179

DONNIE S. TANFEL
R.M.C. **MORTGAGE**

THIS MORTGAGE is made this 13th day of February, 1976, between the Mortgagor, Southland Properties, Inc.

(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 Seventeen thousand and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated February 13, 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 February 1, 2001.

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 _____, State of South Carolina:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the western side of East Dorchester Boulevard, in Gantt Township, being known and designated as Lot 87 of a subdivision known as Belle Meade Sections 1 and 2 as shown on a plat thereof prepared by Piedmont Engineering Service dated June, 1954 and recorded in the RMC Office for Greenville County in Plat Book E^E at pages 116 and 117 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the western side of East Dorchester Boulevard at the joint front corner of Lots 87 and 88 and running thence with the common line of said Lots, S 71 W 196.6 feet to an iron pin; thence along the rear line of Lots 124, and 125, N 28-13 W 71 feet to an iron pin; thence along the common line of Lots 86 and 87, N 71 E 208.1 feet to an iron pin on East Dorchester Boulevard; thence with the western side of East Dorchester Boulevard S 19-0 E 70 feet to the beginning point.



which has the address of 210 East Dorchester Boulevard, Greenville, S. C.
(Street) (City)
(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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