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GREENVILLE CO. S. C.

FEB 19 4 02 PM '76

BONNIE S. TANKERSLEY  
R.M.C.

BOOK 1360 PAGE 528

# MORTGAGE

THIS MORTGAGE is made this 19th day of February, 1976, between the Mortgagor, **WAYMON ROBERT EVETTE**

(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 SEVEN HUNDRED AND NO/100 (\$4,700.00)** Dollars, which indebtedness is evidenced by Borrower's note dated **February 19th, 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, 1981**

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 with all improvements thereon situate, lying and being on the West side of Dakota Avenue in the City and County of Greenville, State of South Carolina, shown as Lot No. 5 of Block C, Fair Heights Subdivision, plat of which is recorded in the RMC Office for Greenville County in Plat Book F, at page 257, and having according to said plat the following metes and bounds, to wit:**

**BEGINNING at a point on the western side of Dakota Avenue, joint front corner of Lots 5 and 6 and running thence with said lots N. 58-40 W. 150 feet; thence N. 31-20 E. 50 feet to a point at the joint rear corner of Lots 4 and 5; thence with the line of said lots S. 58-40 E. 150 feet to a point on the West side of Dakota Avenue; thence with Dakota Avenue S. 31-20 W. 50 feet to the point of beginning.**

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which has the address of **208 Parkins Mill Road, Greenville,**  
(Street) (City)  
**South Carolina 29607** (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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