

FILED
GREENVILLE CO. S. C.

1976 FEB 21

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MORTGAGE

DONNIE S. TANKERSLEY
R.H.C.

THIS MORTGAGE is made this 20th day of February, 1976, between the Mortgagor, George Odell Howard (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 THIRTY-EIGHT THOUSAND SIX HUNDRED AND NO/100 (\$38,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 20, 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 Greenville

State of South Carolina: on the western side of Highway No. 14, about one and one-half miles southwest of Gowansville, containing 7.1 acres, more or less, and being a part of Tract No. 3 on plat made for G. Harold Smith by S. D. Atkins and W. N. Willis, Surveyors, dated May 13, 1971, amended as to this tract November 2, 1972, plat without amendment of November 2, 1972, recorded in Plat Book SSS, page 544, and having the following metes and bounds, to-wit:

BEGINNING on the western side of said highway, corner of Wilson property (formerly), and running thence with this line N. 73-30 W. 839.4 feet to old iron pin; thence with property now or formerly of Staggs N. 35-43 E. 235 feet to new iron pin; thence a new line the following courses and distances: S. 85-45 E. 243 feet to iron pin, S. 85-20 E. 224 feet to an iron pin, S. 89 E. 340 feet to iron pin and S. 84 E. 287 feet to western side of said highway; thence with the western side of said highway S. 47-30 W. 20 feet to iron pin; thence S. 46-30 W. 304 feet and still with highway, S. 48-40 W. 217 feet to beginning.

This being the same property conveyed to mortgagor by deed of Kerry C. Chastain and Carolyn W. Chastain to be recorded herewith.



which has the address of Route 2, Highway 14, 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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