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WILLIAM S. TANKERSLEY  
MORTGAGE

THIS MORTGAGE is made this 17th day of March, 1976, between the Mortgagor, C. B. Nevius and Marge E. Nevius (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 - - - TWENTY-SIX THOUSAND ONE HUNDRED AND NO/100 (\$26,100.00) - - - - Dollars, which indebtedness is evidenced by Borrower's note dated March 17, 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 March 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 south side of Ardmore Drive, near the City of Greenville, and being Lot No. 142 of Colonial Hills, Section No. 3, according to survey and plat by Piedmont Engineers & Architects, dated May 7, 1965, recorded in Plat Book BBB, page 91, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the southern side of Ardmore Drive, joint front corner of Lots 142 and 143, and running thence with the joint line of said lots, S. 1-16 E. 160.9 feet to an iron pin; thence N. 86-50 W. 139.2 feet to an iron pin in the line of Lot 17; thence along the line of Lot 17 and continuing with the line of Lot 18, N. 9-45 E. 150.9 feet to an iron pin on the southern side of Ardmore Drive; thence with the southern side of Ardmore Drive N. 87-41 E. 110 feet to the beginning corner.

The within property is subject to restrictions, utility easements, rights of way, zoning regulations and other matters as may appear of record, on the recorded plat, or on the premises.

This being the same property conveyed to mortgagors by deed of Peter M. Roberts and Jane M. Roberts to be recorded herewith.



which has the address of 2 Ardmore Street, Taylors, South Carolina 29687 (herein "Property Address"); (Street) (City) (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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