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GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY  
R.M.C.

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# MORTGAGE

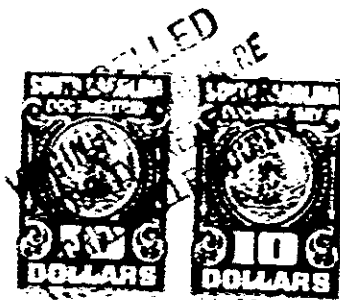
THIS MORTGAGE is made this 19th day of March, 1976, between the Mortgagor, Jerry D. Runion (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY THOUSAND AND NO/100 (\$50,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 19, 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 September 1, 2005;

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: Chick Springs Township, on the northeast side of Suber Road and containing 1.36 acres, more or less, and being shown and designated as Tract No. 3 on a survey entitled "Plat of Property of Murphree C. Donnan" dated March 28, 1975, by Terry T. Dill, R.L.S., and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side of Suber Road, joint front corner with Tract No. 2, and running thence with Suber Road, N. 48-27 W. 160 feet to an iron pin, joint front corner with property of Earl West; thence with West line N. 38-45 E. 280.7 feet to an iron pin; thence S. 60-34 E. 237.8 feet to an iron pin, joint rear corner with Tract No. 2 and other property of Murphree C. Donnan; thence with dividing line of Tract No. 2, S. 51-41 W. 335.3 feet to the point of beginning.

This being the same property conveyed to mortgagor by deed recorded in Deed Book 1021, page 277, R.M.C. Office for Greenville County.



which has the address of Route 6, Suber Road, 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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