

MAR 30 2 26 PM '76

1333-592

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

THIS MORTGAGE is made this 30th day of March, 1976, between the Mortgagor, Milton Douglas Price and Sara Williams Price (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 Thousand and No/100-- Dollars, which indebtedness is evidenced by Borrower's note dated March 30, 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 1st March, 1996.

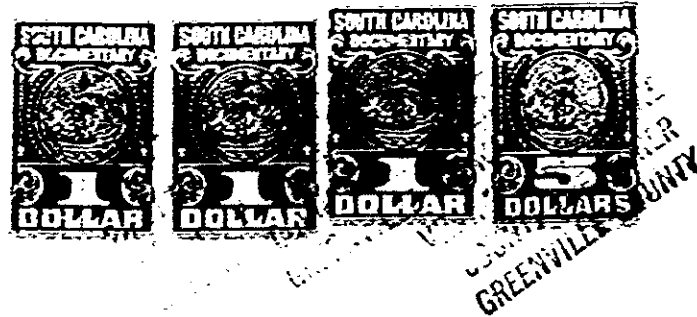
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 parcel and lot of land in Chick Springs Township, Greenville County, State of South Carolina and being in that subdivision known as Lake View Heights, about one mile south of Greer, South Carolina and being a portion of Lot No. 2 as shown on a plat of property, prepared for Mrs. Bessie and I. M. Wood Estate, by J. A. Simmons, R.S. November 2, 1959 and being more particularly described as follows:

BEGINNING at the joint corner of Lots Nos. 3 and 13 and running thence a new line through Lot No. 2, N. 60-12 W., 37 feet to the edge of Highway No. 14; thence with said edge of Highway No. 14, S. 29-48 W., 37.9 feet to the corner of Lot No. 3; thence with Lot No. 3, N. 74-05 E., 53 feet to the point of beginning, this being triangular in shape.

ALSO: ALL that certain lot of land situate in Chick Springs Township, County and State aforesaid, being known and designated as Lot No. 3 in what is known as Lake View Heights, property of Mrs. Bessie and I. M. Wood Estate, shown on a subdivision and plat of same made by H. S. Brockman, Reg. Surveyor, dated November 2, 1959, said plat being of record in the R.M.C. Office for Greenville County in Plat Book RR at Page 19 and having the following metes and bounds and courses and distances as shown by said plat, to-wit:

BEGINNING at an iron pin in the eastern line of road leading from Greer to Pleasant Grove, at northern intersection of Woodfield Drive and running thence along line of Woodfield Drive S. 72-25 E., 119.3 feet to a point; thence N. 74-05 E., 57 feet to an iron pin at the joint front corners of Lots 3 and 13; thence N. 15-55 W., 180 feet to an iron pin; thence S. 74-05 W., 53 feet to an iron pin in the eastern line of road leading from Greer to Pleasant Grove; thence S. 26-22 W., 154.2 feet to an iron pin at the beginning corner.



which has the address of 1113 S. Main Street Greer (City)
(Street)
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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