

RECORDING FEE
PAID \$ 3.50

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FILED
GREENVILLE CO. S. C.

APR 16 1 00 PM '76

DONNIE S. TAYLOR
R.M.C.

MORTGAGE

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THIS MORTGAGE is made this 16th day of April, 1976, between the Mortgagor, **Charles Hollingsworth and Ann P. Hollingsworth** 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 Four Thousand and no/100 (\$34,000.00)** Dollars, which indebtedness is evidenced by Borrower's note dated **April 16, 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 **October 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:

All that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, being shown and designated as Lot 32, Section II, of Pinebrook Forest Subdivision, plat of which is recorded in the RMC Office for Greenville County in Plat Book 4X at Page 49, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Green Road at the joint front corner of Lots 32 and 33 and running thence with the common line of said lots, N. 60-50 E., 169.2 feet to an iron pin; thence S. 33-35 E., 125 feet to an iron pin on the northwesterly side of White Oak Drive; thence with White Oak Drive, S. 60-50 W., 138.5 feet to an iron pin; thence N. 61-35 W., 35 feet to an iron pin on the southeasterly side of Green Road; thence with said Road, N. 35-20 W., 100 feet to the point of beginning.



which has the address of **Green Road,** **Mauldin**
(Street) (City)
South Carolina (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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