

MAY 5 2 25 PM '76

MORTGAGE

CONNIE S. TANNER-LEY

THIS MORTGAGE is made this 4th day of May 1976 between the Mortgagor, Ivester Properties (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association a corporation organized and existing under the laws of United States of America whose address is 1500 Hampton Street Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Thousand (\$20,000.00) and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 4, 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 May 1, 1991

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 tract of land situate lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot 147 of Paramount Park on Crosby Circle near the City of Greenville, South Carolina as more particularly appears according to that certain plat of Paramount Park recorded in the RMC Office for Greenville County in Plat Book W at Page 57 and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the southern side of Crosby Circle at the joint front corner of Lots 146 and 147; thence running with the line of Lot 146 S. 20-58 E. 151.5 feet to an iron pin on the southern side of a five foot strip reserved for utilities; thence running along the southern side of said strip S. 64-00 W. 115 feet to an iron pin; thence running with the line of Lot 148 N. 3-24 W. 179.3 feet to an iron pin on the southern side of Crosby Circle; thence with the southern side of Crosby Circle as the line following the curve thereof (the cord of which is N. 77-55 E.) 61.15 feet to the point of beginning.

Also, all that certain piece, parcel or tract of land situate lying and being in Greenville County, South Carolina, being known and designated as Lot 154 of Paramount Park on Crosby Circle near the City of Greenville, South Carolina as more particularly shown on that certain plat of Paramount Park recorded in the RMC Office for Greenville County, South Carolina in Plat Book W at Page 57 and having according to said plat the following metes and Bounds:

BEGINNING at an iron pin on the southwesterly side of Crosby Circle, at the joint front corner of Lots 153 and 154 and running thence along Crosby Circle N. 50-30 W. 50 feet to an iron pin; thence around the curve of the intersection of Crosby Circle and Dorr Drive S. 84-36 W. 42.4 feet (continued on another sheet)

which has the address of Lots 147 and 154, Crosby Circle, Greenville, South Carolina 29605 (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 seised 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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