

FILED
GREENVILLE CO. S. C.
MAY 21 9 57 AM '76
SONNIE S. TANKERSLEY
R.M.C.

BOOK 1338 PAGE 97

MORTGAGE

THIS MORTGAGE is made this 20th day of May, 1976, between the Mortgagor, **Blanche P. Moore**

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 **SIX THOUSAND TWO HUNDRED FIFTY AND NO/100 (\$6,250.00)** Dollars, which indebtedness is evidenced by Borrower's note dated **May 20, 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, 1988**

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: **City of Greer, on the east side of Morrow Street, being known and designated as Lot No. 7 and a portion of Lot No. 6 on a plat of property entitled "Brookville", recorded in Plat Book Volume C, page 52, R.M.C. Office for Greenville County, and having the following metes and bounds:**

BEGINNING at an iron pin on the east side of Morrow Street, said iron pin being 110 feet, more or less, north of the intersection of Hawkins and Morrow Streets, and running thence with the eastern side of said street 90 feet to an iron pin, corner of Lot No. 8; thence with line of Lot No. 8, S. 78-45 E. 180 feet to an iron pin; thence at right angles in a southerly direction 90 feet to an iron pin; thence N. 78-45 W. 180 feet to the point of beginning.



which has the address of **212 Morrow Street,** **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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