

MORTGAGE

THIS MORTGAGE is made this 21st day of May 1976
between the Mortgagor, PALANZA TILE, INC.

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 Eleven Thousand Five Hundred and No/100 (\$11,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 21, 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, 1986

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 piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 4 according to a plat made by J. C. Hill, Surveyor, November 11, 1949, recorded in the RMC Office for Greenville County, S. C. in Plat Book V, page 97, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side of Merrill Road, joint corners of Lots 3 and 4 and running thence N. 56-45 E. 196.5 feet to an iron pin, the joint rear corners of Lots 3 and 4; turning and running thence N. 66-0 W. 154.5 feet to an iron pin, joint rear corners of Lots 4 and 5; turning and running thence S. 40-0 W. 142.5 feet to an iron pin, joint front corners of Lots 4 and 5; turning and running thence with the northeasterly side of Merrill Road S. 49-45 E. 96 feet to an iron pin, the point of beginning.



which has the address of 239 Merrill Road, Greenville, South Carolina
(Street) (City)
29605 (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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