

MORTGAGE

THIS MORTGAGE is made this **26th** day of **May**, 19 **76**,
between the Mortgagor, **RONNA S. ANDERSON**

herein "Borrower", and the Mortgagee, **GRIFF FEDERAL SAVINGS AND LOAN ASSOCIATION**, a corporation organized and existing under the laws of **SOUTH CAROLINA**, whose address is **107 Church Street, Greenville, South Carolina 29651** herein "Lender".

Whereas, Borrower is indebted to Lender in the principal sum of **Twelve Thousand and No/100** (\$12,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated **May 26, 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, 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: **in the Chick Springs Township, being known and designated as Lots Nos. 15 and 16 and the northern 15 feet of Lot 17, of Block E, of a subdivision known as Buena Vista as shown on plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book W, Pages 11 and 29 and having, in the aggregate, the following metes and bounds, to-wit:**

BEGINNING at an iron pin on the west side of Rose Garden Street at the corner of Lot No. 14 and running thence along the west side of said street S. 9-43 E., 85.4 feet to an iron pin in the front line of Lot No. 17, of Block E; thence on a new line through Lot No. 17, S. 73-08 W., 177.5 feet, more or less, to an iron pin in the rear line of Lot No. 17; thence N. 13-17 W., 82.7 feet to an iron pin at the rear corner of Lot No. 14; thence along the line of said Lot No. 14, N. 72-12 E., 184.2 feet to the beginning corner.



which has the address of **9 Rose Garden Street**
(Street)
South Carolina 29687 herein "Property Address";
(State and Zip Code)

Taylors
(City)

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.