

MAY 28 3 23 PM '76

DONNIE S. TANKERSLEY  
R.H.C.

# MORTGAGE

BOOK 1388 PAGE 790

THIS MORTGAGE is made this 28th day of May, 1976, between the Mortgagor, Douglas R. Center and Joyce G. Center (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 -- TWELVE THOUSAND FIVE HUNDRED & NO/100 (\$12,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 28, 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 June 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: containing 0.9 acre, more or less, being part of Deed Volume 259 at page 106, about one mile north of Ebenezer-Welcome Church in upper Greenville County.

BEGINNING on road on iron pin, Edgar Brown drive, running thence N. 20-30 W. 180 feet to old iron pin; thence S. 58-03 W. 300 feet to iron pin; thence S. 32 E. 100 feet to iron pin, north edge of road; thence N. 74-12 E. 274.7 feet to the beginning.

For further reference see plat for M. H. Sudduth by J. Q. Bruce, Registered Surveyor, dated August 1, 1958.

Area subject to any existing rights of way for roads, power lines, etc.

This being the same property conveyed to mortgagors by deed of Billy Herman and Frances Herman to be recorded herewith.



which has the address of Route 2, Landrum,  
(Street) (City)  
South Carolina 29356 (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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