

MORTGAGE

THIS MORTGAGE is made this 1st day of June, 19 76
between the Mortgagor, Charles T. Eledge and Diane V. Eledge
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 ---TWENTY-TWO THOUSAND FOUR HUNDRED AND NO/100 (\$22,400.00)--- Dollars, which indebtedness is evidenced by Borrower's note dated June 1, 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, 2006

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 northern side of Chestnut Avenue, being shown and designated as Lot No. 66 on a plat of Burgiss Hills prepared by Piedmont Engineering Service, dated January 21, 1951, and recorded in Plat Book Y, pages 96 and 97, R.M.C. Office for Greenville County, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Chestnut Avenue, joint front corner of Lots Nos. 66 and 67, and running thence with the joint line of said lots, N. 16-17 E. 145 feet to an iron pin at the corner of Lot No. 68; thence with the line of Lot No. 68, N. 22-24 W. 113.6 feet to an iron pin in the line of Lot No. 58; thence with the line of Lot No. 58, S. 83-52 W. 10 feet to an iron pin at the joint rear corner of Lots Nos. 65 and 66; thence with the joint line of said lots, S. 16-17 W. 230 feet to an iron pin on the northern side of Chestnut Avenue, joint front corner of Lots Nos. 65 and 66; thence with the northern side of Chestnut Avenue, S. 73-43 E. 80 feet to the point of beginning.

This being the same property conveyed to mortgagors herein by deed of William Gary Finley and Glenda B. Finley to be recorded herewith.

5.8.76



which has the address of 102 Chestnut Avenue, 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.

9760

4328 RV-25