

JUN 4 2 02 PM '76 MORTGAGE

CONNIE S. TANKERSLEY  
R.H.C.

THIS MORTGAGE is made this 4th day of June 1976 between the Mortgagor, J. Ramon Kyser and Mildred H. Kyser (herein "Borrower"), and the Mortgagee, Federal Savings & Loan Association, South Carolina a corporation organized and existing under the laws of United States of America whose address is 1500 Hampton Street Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-one Thousand and 00/100ths Dollars, which indebtedness is evidenced by Borrower's note dated June 4, 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 November 1, 2005

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 near the City of Greenville in Greenville County, South Carolina at the intersection of Kingsbury Road and Trinity Way and being shown and designated as Lot No. 37 on plat of Northwood Hills, Section 1, recorded in Plat Book RR at page 15, Greenville County RMC Office and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Kingsbury Road at the joint front corner of Lots 36 and 37 and running thence with the eastern right of way of Kingsbury Road, N. 2-20 E. 100 feet to a point; thence continuing with said road right of way, N. 15-49 E. 37.6 feet to a point; thence with the curve of the intersection of Kingsbury Road and Trinity Way, the chord of which is N. 64-17 E. 33.1 feet to a point on the southern right of way of Trinity Way; thence with said right of way, S. 67-15 E. 150 feet to an iron pin at the joint front corner of Lots 37 and 38; thence with the joint line of said lots, S. 32-15 W. 121.7 feet to an iron pin, joint corner of Lots 37, 38 and 36; thence with the joint line of Lots 36 and 37, N. 84-45 W. 118.9 feet to the point of beginning.

Being the same property conveyed to the mortgagors herein by deed of Earl David Grubbs and Brenda W. Grubbs dated June 12, 1973, recorded in Deed Book 976 at page 558.



which has the address of Kingsbury Road Greenville (Street) (City)  
South Carolina 29609 (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 seised 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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