

JUN 21 12 32 PM '76

MORTGAGE

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 15th day of June, 1976, between the Mortgagor, Joel C. Greene and Sarah C. Greene (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 - - - - - THIRTY-FIVE THOUSAND AND NO/100 (\$35,000.00) - - - - - Dollars, which indebtedness is evidenced by Borrower's note dated June 15, 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 December 1, 2001;

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 lot of land located in the State of South Carolina, County of Greenville, about one mile south of the Old Jordan High School and about eight miles north of Greer, Highland Township, on the west side of S. C. Highway No. 277, containing 16.8 acres, more or less, as shown on a survey for Thomas G. Sloan dated June 4, 1973, by W. N. Willis, Engineers, recorded in Plat Book 4-0, page 65, R.M.C. Office for Greenville County, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail in the center of S. C. Highway No. 277 and running thence S. 61-00 W. 25 feet to an iron pin on western edge of said highway; thence S. 61-00 W. for a total distance of 1890 feet to an iron pin; thence N. 26 E. 59 feet to an iron pin; thence due north 660 feet to an old iron pin; thence N. 74-08 E. 912 feet to an iron pin; thence N. 71-25 E. 595 feet to a nail in the center of S. C. Highway No. 277; thence along and with said highway S. 39-38 E. 280 feet to the point of beginning.

This being the same property conveyed to mortgagor by deed of Thomas G. Sloan recorded in Deed Book 982, page 553, R.M.C. Office for Greenville County.



which has the address of Route 2, Jordan Road, Greer, South Carolina 29651 (herein "Property Address");
(Street) (City)
(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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