

MORTGAGE

JAN 22 11 31 AM '76

GONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 18th day of June, 1976, between the Mortgagor, Ralph C. Abercrombie, Jr. and Marilyn M. Abercrombie (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 FOURTEEN THOUSAND AND NO/100 (\$14,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 18, 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, 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: Highland Township, on the west side of Pack's Mountain Road, near Camp Creek Baptist Church, and being shown and described as containing 5.26 acres, more or less, according to survey of property of R. W. Anderson Estate prepared by Terry T. Dill, Registered Surveyor, dated October 18, 1965, and having the following courses and distances, to-wit:

BEGINNING at a nail and stopper in center of Pack's Mountain Road (iron pin back on west bank of road), corner with Camp Creek Baptist Church property, and runs thence along the center of said road as follows: S. 24-15 E. 126.7 feet to a nail and stopper; thence S. 19-05 E. 725 feet to a nail and stopper in said road (iron pin back on west bank of road); thence N. 73-00 W. 208 feet to an iron pin; thence S. 4-00 W. 463 feet to an iron pin; thence N. 12-00 W. 1281 feet to an iron pin, corner of Camp Creek Baptist Church property; thence 215 feet, more or less, to the beginning corner.

This is the same property conveyed to mortgagors by deed of Roy Farmer and Mattie Lee S. Farmer, recorded in Deed Book 862, page 391, R.M.C. Office for Greenville County.

This property was conveyed to R. W. Anderson by deed of T. I. Brown by deed recorded in Deed Book 469, page 99, and by deed of Boyd E. Mills, Trustee under the Will of J. H. Mills, deceased, recorded in Deed Book 469, page 83, R.M.C. Office for Greenville County, and was devised by R. W. Anderson to Dorothy M. Anderson by Will on file in the Office of the Probate Court for Greenville County. Dorothy M. Anderson conveyed this property to Roy Farmer and Mattie Lee S. Farmer by deed recorded in the R.M.C. Office for Greenville County in Deed Book 784, page 489.



which has the address of Route 1, Bright Road, Taylors,
(Street) (City)
South Carolina 29687 (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.