

JUN 25 12 10 PM '76

BOOK 1371 PAGE 218

DONNIE S. TAYLOR
R.M.C. MORTGAGE

THIS MORTGAGE is made this 24th day of June, 1976, between the Mortgagor, Billy L. Herman and Frances S. Herman (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").

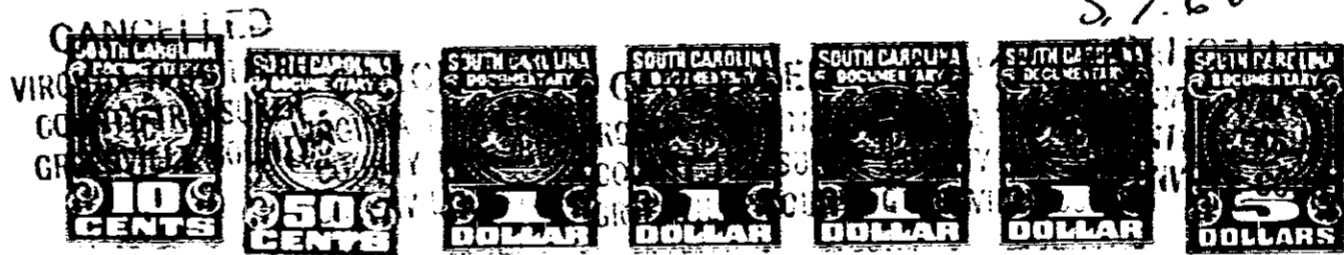
WHEREAS, Borrower is indebted to Lender in the principal sum of --Twenty-four Thousand and no/100ths (\$24,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 24, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 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:

ALL that piece, parcel or lot of land in Glassy Mountain Township, Greenville County, South Carolina, shown and designated as Five and Thirty-nine Hundreths (5.39) acres on plat made for Billy L. Herman by W. N. Willis, Engineers, from field survey by S. D. Atkins, made April 13, 1973 showing courses and distances as follows:

BEGINNING on a nail near the center of Old Tugaloo Road at intersection of the Honeysuckle Road, about two miles from S. C. Highway 414 and running with center of Old Tugaloo Road N. 85-00 E. 477 feet to a nail; thence, S. 25-00 E. 465 feet to an iron pin (passing an iron pin at 35 feet from nail in road); thence, S. 66-25 W. 195 feet to an iron pin; thence, N. 45-50 W. 149 feet to an iron pin; thence, N. 88-25 W. 365 feet to a nail near center of Honeysuckle Road (passing an iron pin at 25 feet from nail in road); thence, with the center of Honeysuckle Road N. 4-00 W. 349 feet to the beginning.

DERIVATION: See Deed Book 973 at Page 455 and Deed Book 437 at Page 355 in the R.M.C. Office for Greenville County, South Carolina.



which has the address of ROUTE 2 LANDRUM
(Street) (City)
SO. 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.