

JUL 1 2 43 PM '76 MORTGAGE

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 1st day of July 1976, between the Mortgagor, MRS. VERA B. GUTHRIE (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, 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 Twenty Two Thousand Five Hundred and No/100 (\$22,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 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:

All that certain piece, parcel or lot of land with the buildings and improvements thereon lying and being on the easterly side of Vista Drive, near the City of Greenville, South Carolina, and being designated as Lot No. 21, Section II, of the Subdivision known as Pinehurst, as recorded in the RMC Office for Greenville County, S. C., in Plat Book MM, Page 153, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Vista Drive, joint front corner of Lots Nos. 21 and 22, and running thence along the front line of said lots N. 36-30 E. 175 feet to an iron pin; thence N. 53-30 W. 90 feet to an iron pin, the joint rear corner of Lots Nos. 21 and 20; thence along common line of said lots S. 36-30 W. 175 feet to an iron pin on the easterly side of Vista Drive; thence along said Drive S. 53-30 E. 90 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagor herein by Church of Christ (2100 Poinsett Highway) of even date herewith, said deed to be recorded with this mortgage.



which has the address of 22 Vista Drive, Greenville, South Carolina 29609 (herein "Property Address");

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.

RECORDED

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