

JUL 6 4 32 PM '76

DONNIE S. TANKERSLEY
MORTGAGE

THIS MORTGAGE is made this 6 day of July, 19 76,
between the Mortgagor, W. F. Shivers, Sr.

(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 Twelve Thousand Five Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 6, 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 July 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 certain piece, parcel or lot of land, situate, lying and being on S. C. Highway No. 23-563, being shown and designated as Lot 9 on a plat prepared by Carolina Surveying Co. for W. F. Shivers, 25 March 1976, and having the following metes and bounds, to-wit:

Beginning at the corner of Lot 9 and Lot 10, at the intersection of an unnamed Road, and running thence along the common line of said Lots S. 12-48 W. 220.9 feet to an iron pin; thence along the common line of Lots 8 and 9 N. 37-08 W. 265.3 feet to an iron pin in the center line of S. C. Highway 23-563; thence with said Highway N. 10-03 W. 178.3 feet to a bolt at the centerline of an unnamed road; thence with said unnamed road N. N. 70-30 E. 84.1 feet to a bolt; thence S. 8-39 E. 265.7 feet to the beginning corner.



This is a portion of that property conveyed to the Mortgagor herein by deed from Grady L. Stratton, Tr., dated May 26, 1976, and recorded in the RMC Office for Greenville County in Deed Book 1037, at Page 219 on June 1, 1976.

which has the address of Route 4, Little Texas Road, Travelers Rest,
(Street) (City)
South Carolina 29690
(State and Zip Code) (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 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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