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GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

Greer Federal Savings & Loan
107 Church Street

Greer, SC 29651

BOOK 1373 PAGE 151

THIS MORTGAGE is made this 19th day of July, 1976,
between the Mortgagor, James J. Newman

(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-One Thousand and 00/100 (\$21,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 19, 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, 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 piece, parcel or lot of land in Greenville County, South Carolina, on a subdivision road about 600 feet east of old Grove Road and designated as lot No. 9 on plat of property of Pauline O. Mahaffey by J. C. Hill, R.L.S. revised March 30, 1955, and recorded in plat Book "DD" at Page 168 R.M.C. Office for Greenville County.

ALSO all that piece, parcel or strip of land situate, lying and being in Gantt Township, Greenville County, South Carolina on the Southwestern side of Pine Ridge Drive, and being a two foot strip located between Subdivision Road (Pine Ridge Drive) and lot No. 9 as shown on a plat of property of Pauline Mahaffey made by J. C. Hill Surveyor, dated October 14, 1949, revised March 30, 1955, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book "DD" at Page 168 and having the following metes and bounds to-wit:

BEGINNING at the joint corner of lots 8 and 9, 600 feet from the Southern corner of the intersection of Old Grove Road and Subdivision Road (Pine Ridge Drive) and running thence N. 35-24 E. 2 feet to a point; thence running S. 44-30 E. along the southwestern side of subdivision road (Pine Ridge Drive) 100 feet to a point; thence running S. 35-24 W. 2 feet to a point being the joint corner of lots 9 and 10; thence along the line of Lot 9 N. 44-30 W. 100 feet to joint corner of lot 8 and 9, the beginning corner.

DERIVATION: See deed from G. Roy and Betty A. Turner, Deed Book 1038 at Page 2 recorded on June 15, 1976, in the R.M.C. Office for Greenville County, South Carolina



which has the address of 31 Pine Ridge Drive Greenville
(Street) (City)
SC (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.

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