

FILED
GREENVILLE CO. S. C.
JUL 23 3 58 PM '76

MORTGAGE

BOOK 1373 PAGE 516

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 23rd day of July 1976, between the Mortgagor, JOHN L. VRY (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 Fifty-three Thousand Four Hundred and No/100 (\$53,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 23, 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 August 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 situate, lying and being on the Northern side of Queen Ann Road, near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 29 as shown on a plat of Foxcroft, Section I, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-F at pages 2, 3 and 4 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Queen Ann Road, said pin being the joint front corner of Lots 28 and 29 and running thence with the common line of said lots N. 3-49 W. 165 feet to an iron pin, the joint rear corner of Lots 28 and 29; thence N. 86-11 E. 130 feet to an iron pin, joint rear corner of Lots 29 and 30; thence with the common line of said lots S. 3-49 E. 165 feet to an iron pin on the Northern side of Queen Ann Road; thence with the Northern side of Queen Ann Road S. 86-11 W. 130 feet to the point of beginning.

This is the identical property conveyed to the Mortgagor herein by deed of Edward L. Thomas and Irene K. Thomas, dated July 23, 1976, and to be recorded herewith in the R.M.C. Office for Greenville County, South Carolina.



which has the address of 25 Queen Ann Road, Greenville, South Carolina (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.

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