

SEP 13 8 38 AM '76

HOME SAVING & LOAN ASSOCIATION OF THE PIEDMONT

**MORTGAGE**

BOOK 1377 PAGE 579

THIS MORTGAGE is made this 10 day of September, 1976, between the Mortgagor, Judy G. Ellison

(herein "Borrower"), and the Mortgagee, Home Savings and Loan Association of the Piedmont, a corporation organized and existing under the laws of South Carolina, whose address is 208 East First Avenue, Easley, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifteen Thousand Two Hundred and ... No. 100 (\$15,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 10, 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 twenty five years

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 all buildings and improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southern side of Blue Ridge Drive, known and designated as Lot No. 31 on a plat of Perry Property Sans Souci, prepared by W. L. Simpson, dated February, 1944 recorded in the RMC Office for Greenville County, South Carolina in Plat Book 0, page 45, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Blue Ridge Drive, joint front corner of Lots 30 and 31; running thence S. 5-50 E. 147.3 feet to an iron pin, joint rear corner of Lots 30 and 31; thence running along rear of Lot 31, S. 82-45 W. 60 feet to an iron pin, joint rear corner of Lots 31 and 32; thence along the common line, of Lots 31 and 32, N. 5-50 W. 152.7 feet to a point on Blue Ridge Drive; thence along Blue Ridge Drive, N. 87-35 E. 60 feet to an iron pin, point of beginning.

Derivation: Deed by Master in Equity recorded September 13, 1976 in Deed Book 1042 Page 776.



which has the address of Blue Ridge Drive Greenville, South Carolina 29611 (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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