

FILED
GREENVILLE CO. S. C.

BOOK 1377 PAGE 592

MORTGAGE

THIS MORTGAGE is made this 10th day of September, 1976, between the Mortgagor, RONALD F. FLEMING AND JANICE T. FLEMING (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 FORTY EIGHT THOUSAND SEVEN HUNDRED AND NO/100 (\$48,700.00) 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-nine (29) years from due date of first payment. First payment due on the first day of the 7th month from date or at completion, whichever comes first.

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 tract of land in the State of South Carolina, County of Greenville, in Fairview Township, being shown as 2.025 acres on plat entitled "Property of Rev. Roy Fleming", prepared by J. L. Montgomery, III, dated August 13, 1976, recorded in the RMC Office for Greenville County in Plat Book SV at page 84, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southeasterly side of West Georgia Road (said iron pin being 308.24 feet in an easterly direction from an old iron pin at the corner of property formerly of Robert Robinson) and running thence along said West Georgia Road, N. 59-47 E., 210.0 feet to an iron pin; thence S. 30-13 E., 420.00 feet to an iron pin; thence S. 59-47 W., 210.0 feet to an iron pin; thence N. 30-13 W., 420.00 feet to an iron pin on West Georgia Road, being the point of beginning.

This is the same property conveyed to the grantor, Ronald F. Fleming, by Deed of Jimmy C. Langston, dated September 10, 1976, recorded in the RMC Office for Greenville County. Ronald F. Fleming conveyed one-half interest to Janice T. Fleming by Deed dated Sept. 10, 1976 and recorded in the RMC Office for Greenville County.



which has the address of West Georgia Road, Simpsonville (Street) (City)
South Carolina 29681 (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 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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