

FILED
GREENVILLE CO. S. C.

SEP 27 10 16 AM '75

DONNIE S. TANKERSLEY
R.M.C.

BOOK 1378 PAGE 669

MORTGAGE

THIS MORTGAGE is made this 24th day of September, 1976, between the Mortgagor, Donald Lee Elrod and Helen B. Elrod (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").

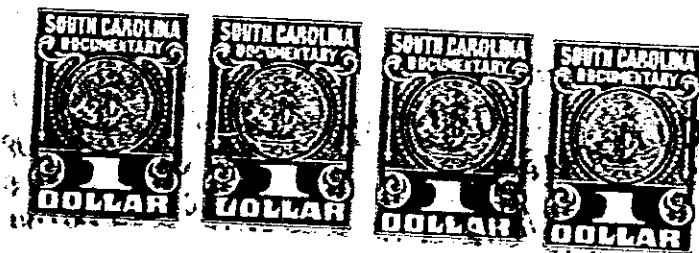
WHEREAS, Borrower is indebted to Lender in the principal sum of Ten Thousand and no/100-Dollars, which indebtedness is evidenced by Borrower's note dated September 24, 1976, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 1991;

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, with improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, in the City of Greer, being known and designated as Lot 32 of the property of I. O. Robinson as shown on the plat prepared by R. S. Brockman, R.L.S. being duly recorded in Plat Book 0 at page 13 and further described on a plat prepared for the Grantors by Wolfe and Huskey, R.L.S., as having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Pennsylvania Avenue and running thence S. 12-15 W. 174.6 feet, thence N. 75-50 W. 60 feet, thence N. 12-15 E. 167.1 feet, thence along Pennsylvania Avenue, S. 83-00 E. 60 feet to the point of beginning.

THIS being the same property conveyed to Grantors by deed recorded on February 6, 1973, in the R.M.C. Office for Greenville County in Deed Book 966 at page 548.



which has the address of 113 Pennsylvania Avenue Greer (City)
S. C. 29651 (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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