

OCT 5 2 26 PM '76

BOOK 1379 PAGE 620

MORTGAGE

THIS MORTGAGE is made this 4th day of October, 1976, between the Mortgagor, James Revis and Viola T. Revis

(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 Five Hundred Dollars (\$10,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 4, 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, 1981;

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, State of South Carolina, located near Blue Ridge High School on the Northwest side of Blind Tyger Bridge Road and being shown on plat of property made for Hilda Ann S. & William P. Dill by Carolina Surveying Co., dated 10-8-1975, to be recorded herewith, and having the following courses and distances, to-wit:

BEGINNING at a nail in the center of said road, 800 feet more or less from Highway No. 101 and 81.5 feet from old nail from outside line of W. P. Dill & Hilda Ann S. Dill property and running thence S. 49-15 W. 220 feet along the center of said road to nail; thence N. 33-45 W. 25 feet to iron pin on the northwest side of said road, thence on the same course for a total distance of 345 feet to iron pin; thence N. 51-14 E. 183.8 feet to iron pin; thence S. 39-50 E. 336.7 feet (pin set back on line at 25 feet) to the center of said road to the beginning corner and containing 1.61 acres, more or less.

THIS is the identical property conveyed to James Revis and Viola T. Revis by deed of W. Z. Trotter dated April 15, 1976 and recorded on September 30, 1976 in deed Book 1043 at page 814 and by deed of Hilda Ann S. Dill and William P. Dill to W. Z. Trotter and Viola T. Revis on October 17, 1975 and recorded in Deed Book 1026 at page 81 on October 20, 1975 in the R.M.C. Office for Greenville County.



which has the address of Blind Tyger Bridge Road, Route 3, Greer, South Carolina 29651 (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 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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