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GREENVILLE CO. S. C.

OCT 27 4 07 PM '76

DONNIE S. TANKERSLEY  
R.H.C.

BOOK 1381 PAGE 492

# MORTGAGE

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AS

THIS MORTGAGE is made this 27th day of October, 1976, between the Mortgagor, Fred E. Tucker, Jr., and Dolores C. Tucker (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").

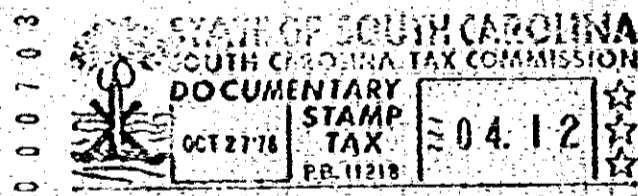
WHEREAS, Borrower is indebted to Lender in the principal sum of TEN THOUSAND THREE HUNDRED AND NO/100 (\$10,300.00) - Dollars, which indebtedness is evidenced by Borrower's note dated October 27, 1976, (herein "Note"), providing for monthly installments of principal and interest, with the balance of 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 certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, on the west side of Lanford Street, in the City of Greer, and being Lot No. 35 of Westmoreland Circle, according to plat recorded in Plat Book T, Page 198, R.M.C. Office for Greenville County, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the west side of Lanford Street and north corner of Green Avenue, and running thence with the north side of Green Avenue, N. 72-20 W. 177.6 feet to iron pin at the intersection of Green Avenue and Green Street (also known as Brannon Street); thence with the east side of Green Street, N. 13-00 E. 50.1 feet to iron pin, corner of Lot No. 36; thence with the line of Lot No. 36, S. 72-20 E. 181.6 feet to iron pin on the west side of Lanford Street; thence with the west side of Lanford Street, S. 17-40 W. 50 feet to the beginning corner.

This being the same property conveyed to mortgagors by deed of Johnnie Clifton Buchanan and Bessie Boggs Buchanan dated September 30, 1968, and recorded in Deed Book 853 at page 483, R.M.C. Office for Greenville County, October 7, 1968.



which has the address of 201 Lanford Street, Greer, South Carolina 29651 (herein "Property Address"); (Street) (City) (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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