

ADDRESS:
P. O. Box 969
Greer, S. C. 29651

GREENVILLE CO. S. C.

JAN 14 10 35 AM '77

1357-299

MORTGAGE

THIS MORTGAGE is made this **14th** day of **January**, 19**77**
between the Mortgagor, **Mr. Zip, Inc.**

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 **Sixty Thousand and No/100** Dollars, which indebtedness is evidenced by Borrower's note dated **January 14, 1977** (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on **January 1, 1987**

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:

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All that certain piece, parcel or lot of land, situate, lying and being in the City of Greer, County of Greenville, State of South Carolina, and located at the northeast corner of West Poinsett Avenue and Middleton Drive and having, according to a survey entitled "Property of Investments Diversified, Ltd., et al" prepared by Dalton and Neves, Eng., Co. and recorded on February 1, 1971 in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4-F at Page 60, the following metes and bounds, to wit:

BEGINNING at the joint front corner of th4 within property and property of Middleton Apartments at its intersection with West Poinsett Avenue and running thence S. 87-31 W. 222.4 feet to the eastern right-of-way line of Middleton Road, marked by an iron pin; thence N. 2-29 W. 100 feet to an iron pin; thence N. 4-51 W. 52 feet to an iron pin; thence N. 14-14 W. 52.6 feet to an iron pin; thence No. 67-38 E. 252.4 feet to an iron pin; thence S. 2-04 E. 289.3 feet to an iron pin, the point of beginning.

SAVING AND EXCEPTING, however, such portion of said premises being triangular in shape and located at the extreme southwest corner of said premises at the intersection of Middleton Drive and West Poinsett Avenue and indicated by broken lines on plat by Dalton and Neves, Eng., Co., hereinabove referred to.

BEING the same property conveyed to Mr. Zip, Inc., by deed of Mobil Oil Corporation recorded October 2, 1975, in Deed Book 1025, page 155, RMC Office for Greenville County.

RECORDED
JAN 14 1977
2400
RMC

which has the address of **West Poinsett Street, Greenville,**
(Street) (City)
South Carolina 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 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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