

JAN 17 11 33 AM '77

BOOK 1387 PAGE 431

DONNIE S. TANKERSLEY
A.M.C.

MORTGAGE

THIS MORTGAGE is made this 15th day of January, 1977, between the Mortgagor, Tommy James Loumos and Emma L. B. Loumos (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").

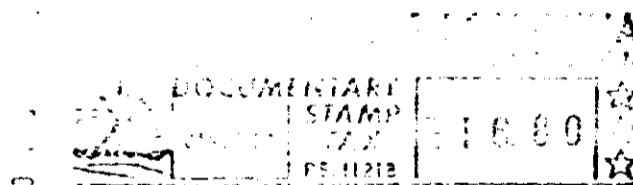
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-two Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 15, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 2002

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 _____, State of South Carolina:

All that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as 5.0 acres on plat of Property of Tommy James Loumos and Emma L. B. Loumos, recorded in Plat Book 4 O at page 332 and having according to said plat, the following courses and distances:

BEGINNING at an iron pin on Jonesville Road at the joint front corner of the within described property and property now or formerly owned by Arthur D. Fleming and running thence with said joint line, N. 30-50 W. 26.7 feet and N. 25-15 W. 652 feet to an iron pin at rear corner of said property; thence along the rear line of the within property, N. 64-18 E. 384.3 feet to an iron pin at joint rear corner of the within property and property now or formerly owned by Earl T. Baughman; thence along the joint line of said property, S. 10-15 E. 580.4 feet to an iron pin on Jonesville Road; thence with said road, the following courses and distances: S. 56-15 W. 47.5 feet, S. 47-45 W. 232 feet and S. 35-15 W. 60 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Roy Fleming, Glenn Fleming, Virgil Bass, Doris McCall and Revelle B. Fleming by deed recorded in Deed Book 1036 at page 329 on May 14, 1976.



which has the address of Route 4, Jonesville Road, Simpsonville, S. C.
(Street) (City)
(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.