

107 Church Street, Greer, S. C. 29651

GREENVILLE CO. S. C.

BOOK 1389 PAGE 06

FEB 11 11 50 AM '77

MORTGAGE

DONNIE S. TANKERSLEY
P.M.C.

3-1-77
S.C.
S.C.
S.C.

THIS MORTGAGE is made this _____ day of _____, 19 77 ,
between the Mortgagor, **William P. Saunders and Joyce D. Saunders**
(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
-- FIVE THOUSAND AND NO/100 (\$5,000.00) - - - - - Dollars, which indebtedness is
evidenced by Borrower's note dated _____ (herein "Note"), providing for monthly install-
ments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on
February 1, 1982

8V 2 L
8V 0 5 C

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 lot of land located in the State of South Carolina, County of Greenville, Chick Springs Township, about three miles north from Taylors, on the north side of the Rutherford Road (the road leading from the Reid School Road near Pearson's Store to the Buncombe Road by way of Pleasant View Baptist Church), containing one (1) acre, more or less, and being bounded on the north and west by lands now or formerly of William H. Bridwell, on the east by lands now or formerly of the J. J. Johnson Estate, and on the south by Rutherford Road and lands now or formerly of Gilliard, and having the following metes and bounds, to-wit:

BEGINNING on a nail and stopper in the northern edge of the surfacing of the said road, joint corner of the J. J. Johnson Estate lands and lands of Gilliard, and runs thence N. 20-00 W. 276.7 feet to a stake on the Johnson line; thence a new line S. 38-05 W. 227 feet to a stake near a pine tree; thence S. 32-33 E. 217.5 feet to a stake on the southern bank of the said road; thence with the road N. 48-50 E. 153.5 feet to the beginning corner.

This being the same property conveyed to William P. Saunders by deed of Bobby K. Dill dated February 10, 1977, to be recorded herewith; and devised to Joyce D. Saunders under the Will of Claud W. Dill, Probate File No. 823-16, Probate Court for Greenville County.

which has the address of **Route 5, Old Rutherford Road, Taylors, South Carolina**
(Street) (City)
29687
(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.

4328 RV-2