

FILED
GREENVILLE CO. S. C.

FEB 16 10 43 AM '77
GENNIE S. TANKERSLEY
REC'D

MORTGAGE

BOOK 1389 PAGE 336

THIS MORTGAGE is made this 4th day of February, 1977, between the Mortgagor, Benjamin L. Holder and Marie G. Holder (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").

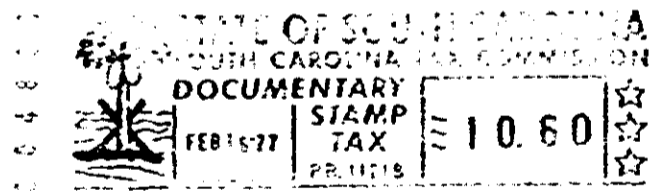
WHEREAS, Borrower is indebted to Lender in the principal sum of -----TWENTY-SIX THOUSAND FIVE HUNDRED AND NO/100 (\$26,500.00)-----Dollars, which indebtedness is evidenced by Borrower's note dated February 4, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2006

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 parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Butler Township, approximately one (1) mile northwest of Cross Roads Baptist Church, on the north side of Anderson Ridge Road, containing one (1) acre, more or less, and being the southwest corner of a 9.31 acre tract shown on plat of property prepared for Harold C. and Edna B. Griffith, recorded in Plat Book 5-L, page 46, and having the following metes and bounds:

BEGINNING at a point in center of Anderson Ridge Road, the southwest corner of the above mentioned 9.31 acre tract, and running thence N. 55-26 E. 302 feet to a point, new corner; thence as a new line S. 17-15 E. 180 feet, more or less, to a point, new corner; thence S. 55-26 W. 202 feet to a point in center of Anderson Ridge Road; thence with the center of said road N. 51-34 W. 175 feet to the point of beginning.

The above described property being the same property conveyed to mortgagors herein by deed of Harold C. Griffith and Edna B. Griffith dated to be recorded herewith.



which has the address of Route 5, Greer, South Carolina 29651 (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.

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