

FILED  
GREENVILLE CO. S. C.

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CONNIE S. TANKERSLEY  
R.M.C.

BOOK 1389 PAGE 703

# MORTGAGE

THIS MORTGAGE is made this 18th day of February, 1977, between the Mortgagor, Cole J. Howard and Kathy S. Howard

(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").

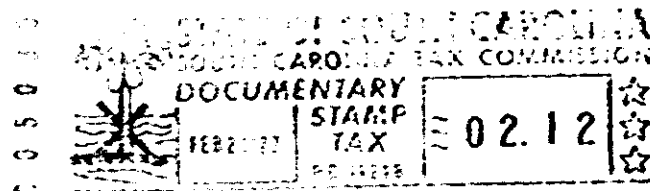
WHEREAS, Borrower is indebted to Lender in the principal sum of FIVE THOUSAND THREE HUNDRED AND NO/100 (\$5,300.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 18, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 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:

All that parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Saluda Township, on the northwest side of Mush Creek Road, being shown as containing 1.55 acres on a plat of property prepared for Cole J. Howard and Kathy Howard by Terry T. Dill, Surveyor, dated August 25, 1975, recorded in Plat Book 6-A, page 46, R.M.C. Office for Greenville County, and having, according to said plat, the following metes and bounds:

BEGINNING at a point in center of Mush Creek Road, southwest corner of Miles Dean Bryant lot, and running thence with the line of Bryant N. 32-00 W. 475 feet to an iron pin on line of J. W. Minter; thence with the line of Minter S. 57-30 W. 140 feet to an iron pin near branch; thence S. 30-08 E. 437 feet to a point in center of Mush Creek Road; thence with the center of said road 160 feet to the point of beginning.

This being the same property conveyed to mortgagors by deed of Laura B. Buchanan dated February 18, 1977, to be recorded herewith.



which has the address of Route 2, Mush Creek Road, Travelers Rest,  
(Street) (City)  
South Carolina 29690 (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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