

107 Church Street, P.O. Box 969, Greer, South Carolina 29651  
GREENVILLE CO. S. C.

20 12 42 PM '77

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# MORTGAGE

THIS MORTGAGE is made this 28th day of March, 1977, between the Mortgagor, **WILLIAM A. ANZ AND PATSY C. ANZ** (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 **THIRTY-FOUR THOUSAND NINE HUNDRED FIFTY AND NO/100** Dollars, which indebtedness is evidenced by Borrower's note dated **March 28, 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 **March 1, 2007**;

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:

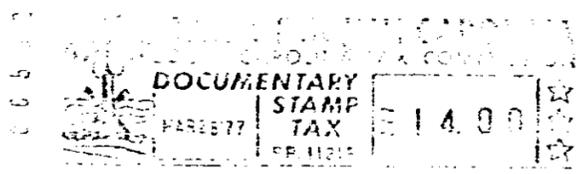
ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 31 of a subdivision known as Gray Fox Run as shown on a plat prepared by C. O. Riddle, RLS dated November 10, 1975 and revised March 4, 1976 and recorded in the RMC Office for Greenville County in Plat Book 5-P at Page 16 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Stonecutter Lane at the joint front corner of Lots 30 and 31 and running thence along Stonecutter Lane, S. 2-36 W. 100 feet to an iron pin at the joint front corner of Lots 31 and 32; thence along the common line of said Lots, N. 87-24 W. 140 feet to an iron pin at the joint rear corner of said Lots; thence along the rear line of Lot 31, N. 2-36 E. 100 feet to an iron pin at the joint rear corner of Lots 31 and 30; thence along the common line of said Lots, S. 87-24 E. 140 feet to an iron pin, the point of beginning.

Derivation: Deed Book 1053 Page 430, - Bob Maxwell Builders, Inc. 3/28/1977

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which has the address of Lot 31 Stonecutter Lane Taylors,  
(Street) (City)  
South Carolina 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 seised 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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