

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

BOOK 1395 PAGE 498

APR 25 3 05 PM '77

# MORTGAGE

BONNIE S. TANKERSCET  
R.M.C.

THIS MORTGAGE is made this 25th day of April, 19 77,  
between the Mortgagor, JAMES L. SODEN AND DOROTHY F. SODEN

(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 SEVENTEEN THOUSAND THREE HUNDRED AND NO/100 (\$17,300.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 25, 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 April 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 GREENVILLE, State of South Carolina:

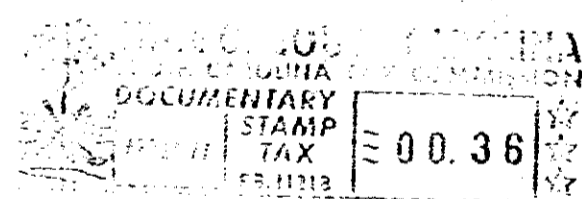
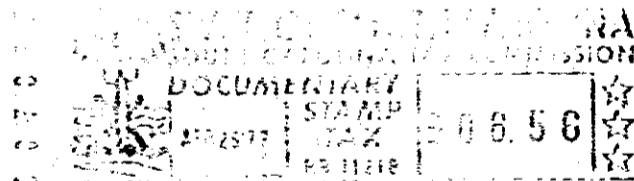
ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, and being shown as Lot No. 32 on a plat of map of Superhighway Home Sites, May, 1946, and recorded in the R.M.C. Office for Greenville County in Plat Book "P" at Page 53, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the north side of Lee Road at the joint front corners of Lots Nos. 31 and 32, and running thence along the common line of said Lots N. 16-25 W. 172.7 feet to a point; thence along the common line of Lots 32 and 35 N. 87-20 E. 82.35 feet to a point at the joint rear corner of Lots 32 and 33; thence continuing along the common line of said Lots S. 16-25 E. 153.2 feet to a point at the joint front corner of said Lots and Lee Road; continuing thence along Lee Road S. 73-35 W. 80 feet to the point of beginning.

Derivation: Deed Book 1053, Page 275, Jack E. Shaw -4/25/77

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which has the address of 22 W. Lee Road  
(Street)  
South Carolina 29687 (herein "Property Address");  
(State and Zip Code)

Taylors  
(City)

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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