

Lot 4 of 1977
DONNE S. TAMMRELEY
MORTGAGE

BOOK 1399 PAGE 713

37 JUN 7 1977

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THIS MORTGAGE is made this 1st day of June, 1977, between the Mortgagor, William H. Stoner and Jean Stoner (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-Six Thousand and No/100ths (\$36,000)** Dollars, which indebtedness is evidenced by Borrower's note dated **June 1, 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 **May 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 Chicksprings Township, Greenville County, State of South Carolina being known and designated as Lot No. 4 on a plat of Forest Hills, dated November 17, 1964 prepared by R. B. Bruce, Surveyor and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book BBB at page 45, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin at the joint front corner of Lots 4 and 5 on Cannon Lane and running thence N. 36-44 W. 175 feet to the joint rear corner of Lots 4, 5, 12 and 13; thence with the joint rear line of Lots 4 and 13 S. 53-16 W. 100 feet to the joint rear corner of Lots 4, 3, 14 and 13; thence with the joint side line of Lots 3 and 4 S. 36-44 E. 175 feet to the joint front corner of Lots 3 and 4; thence with the right of way for Cannon Lane N. 53-16 E. 100 feet to the point of beginning.

The within property is conveyed subject to rights of way, easements, and restrictive covenants of record as the same may affect the within premises.

This is the same property conveyed to the grantors herein by deed of **HAROLD + GLENDA STOKES, DATED JUNE 1, 1977** and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book **1457** at page **112**.

which has the address of **108 Cannon Lane, Taylors, South Carolina 29687**
(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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