

17 4 27 PM '77

MORTGAGE

DONNIE S. TANNERSLEY

THIS MORTGAGE is made this 17 day of June, 1977, between the Mortgagor, Roy D. Tate and Patsy L. Tate (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 and 00/100 (\$26,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 17, 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 December 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, within the corporate limits of the City of Greenville, being known and designated as Lot No. 26 and the northernmost part of Lot No. 27 of a subdivision known as Stone Lake Heights, Section No. 4, as shown on plat thereof prepared by Piedmont Engineers & Architects July 8, 1964, revised October and December, 1965, recorded in the R.M.C. Office for Greenville County in Plat Book BBB, at Page 159, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern edge of Harbor Oaks Drive, joint front corner of Lots 26 and 33, and running thence along the joint line of said lots and continuing along the rear line of Lot No. 27, S. 27-10 E. 155 feet to an iron pin at the rear corner of lot heretofore conveyed to Robert E. Harrison, et al.; thence along the line of the Harrison lot, S. 57-58 W. 159.3 feet to an iron pin on the eastern edge of Wayne Street; thence along the eastern edge of Wayne Street, crossing the joint front corner of Lots 26 and 27, N. 27-46 W. 155.5 feet to an iron pin; thence following the curvature of Wayne Street as it intersects with Harbor Oaks Drive, the chord being N. 19-12 E. 34.1 feet, to an iron pin on the southern edge of Harbor Oaks Drive; thence along the southern edge of Harbor Oaks Drive, N. 66-10 E. 135.0 feet to the beginning corner.

This is the same property conveyed to the mortgagors by Eugene E. Stone, Jr., et al by deed dated September 2, 1976 and recorded October 18, 1976 in the RMC Office for Greenville County, S. C. in deed vol. 1044 page 732.

MORTGAGEE ADDRESS:
Greer Federal Savings and Loan Association
PO Box 969
Greer, S. C. 29651

which has the address of Harbor Oaks Drive Greenville, S. C. 29609 (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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