

MORTGAGE

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EDWIN S. TANKERSLEY

THIS MORTGAGE is made this 11th day of July, 19 77,
between the Mortgagor, Roger F. Schilf and Suzanne D. Schilf

(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 Thousand and No/100 (\$30,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 11, 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 July 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 with the buildings and improvements thereon, lying and being on the westerly side of Meadow Creek Court, near the City of Greenville, S.C., being known and designated as Lot No. 160 on plat entitled "Map No. 4, Section I, Sugar Creek" as recorded in the RMC Office for Greenville County, S.C., in Plat Book 5D, page 72 and having, according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on the northwesterly side of Meadow Creek Court, said pin being the joint front corner of Lots 159 and 160 and running thence with the common line of said lots N 23-53-05 W 107 feet to an iron pin, the joint rear corner of Lots 159 and 160; thence S 60-47-29 W 145.96 feet to an iron pin, the joint rear corner of Lots 155 and 160; thence S 18-46-31 E 90 feet to an iron pin, the joint rear corner of Lots 160 and 161; thence with the common line of said lots N 85-27-10 E 112.5 feet to an iron pin on the westerly side of Meadow Creek Court; thence with the westerly side of Meadow Creek Court on a curve, the chord of which is N 30-47-02 E 57.83 feet to an iron pin, the point of beginning.

This conveyance is subject to a 25 foot sewer easement across rear lot line as shown on recorded plat and to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

This property was conveyed to Mortgagor by the deed of Cothran & Darby Builders, Inc., recorded on July 31, 1977 in Deed Book 1060 at Page 317.

which has the address of 104 Meadowcreek Ct., Rt. 4, Greer, SC 29651
(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 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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