

JUL 27 4 56 PM '77

DONNIE S. TANKERSLEY  
R.H.C.

# MORTGAGE

BOOK 1405 PAGE 295

THIS MORTGAGE is made this 26th day of July, 19 77,  
between the Mortgagor, William R. Branyon and Karen S. Branyon

(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").

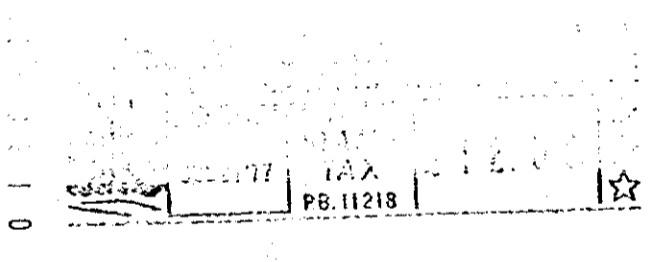
WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY THOUSAND AND NO/100 (\$30,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 26, 1977, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 2003;

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 parcel of land in Greenville County, South Carolina, being shown and designated as containing 0.56 acre on a plat made for William R. Branyon and Karen S. Branyon made by Robert R. Spearman, Registered Surveyor, dated June 16, 1977, said plat recorded in Plat Book 4-0 at page 379, and being further described thereon as follows:

BEGINNING at an iron pin on the west side of South Carolina Highway 14, approximately 500 feet south from the intersection of said South Carolina Highway 14 and South Carolina Highway 11, and running thence N. 87-00 W. 115 feet to an iron pin; thence S. 1-57 W. 231.05 feet to an iron pin; thence N. 77-21 E. 115 feet to an old iron pin on South Carolina Highway 14; thence N. 3-00 E. 200 feet to an iron pin, the point of beginning.

This being the same property conveyed to mortgagors by deed of Boyce L. and Ruth C. Stewart dated June 27, 1977, and recorded July 27, 1977, in Deed Book 1061, page 329, R.M.C. Office for Greenville County.



which has the address of Highway 14, Route 2, Landrum  
(Street) (City)  
South Carolina 29356 (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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