

FILED  
GREENVILLE CO. S. C.

SEP 7 9 41 AM '77

DONNIE S. TANKERSLEY  
R.M.C.

BOOK 1409 PAGE 234

# MORTGAGE

THIS MORTGAGE is made this 6th day of September, 1977, between the Mortgagor, Cecil W. Brannon and Marion H. Brannon (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 FIVE THOUSAND FOUR HUNDRED AND NO/100 (\$5,400.00)-Dollars, which indebtedness is evidenced by Borrower's note dated September 6, 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 September 1, 1981;

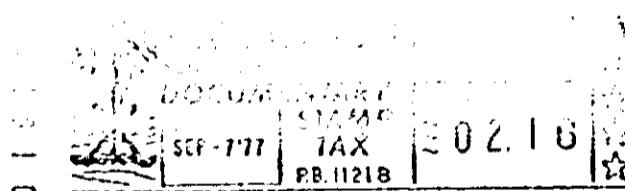
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 or lot of land situated at the corner of School Street and Westfield Avenue in the City of Greer, Chick Springs Township, Greenville County, South Carolina, and being designated as Lot No. 1 on plat of the M. T. Gaines Property according to survey and plat prepared by W. A. Christopher, Surveyor, May 14, 1923, and having the following courses and distances:

BEGINNING at the corner of School Street and Westfield Avenue, and runs thence along School Street S. 13 E. 200 feet to corner of Lot No. 5; thence along the line of last mentioned lot S. 75-15 W. 75 feet to corner of Lot No. 2; thence along the line of Lot No. 2, N. 13 W. 200 feet to line of Westfield Avenue; thence along Westfield Avenue N. 75-15 E. 75 feet to the beginning corner.

This property is subject to all easements and rights of way of record.

This being the same property conveyed to mortgagors by deed of Clara Wingo dated November 22, 1965, and recorded November 22, 1975, in Deed Book 786, page 448, R.M.C. Office for Greenville County.



which has the address of 216 Westfield Avenue Greer, South Carolina (herein "Property Address");  
(Street) (City)  
(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.