

FILED
GREENVILLE CO. S. C.

MORTGAGE

SEP 19 9 46 AM '77

THIS MORTGAGE was made this 16th day of September, 1977, between the Mortgagor, **Carey M. Cureton and Shirley B. Cureton** (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").

RECORDED

WHEREAS, Borrower is indebted to Lender in the principal sum of **Twenty One Thousand, Five Hundred and No/100** Dollars, which indebtedness is evidenced by Borrower's note dated **September 16, 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, 1997**;

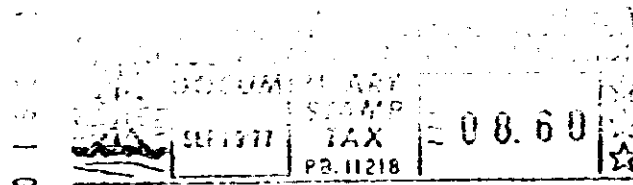
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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:

UNRECORDED

ALL that piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being on the northeastern side of **Ponder Road** in Greenville County, South Carolina, north of the City of **Greer**, being shown and designated as **Lot No. 29** on a plat of **PONDER ROSA VILLAGE** made by **Terry T. Dill** Surveyor dated **July 20, 1972**, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book **4-R** at page **27**, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the northeastern side of **Ponder Road** at the joint front corners of **Lots Nos. 28 and 29**, and running thence with the common line of said lots, **N. 11-47 E., 388.4 feet** to an iron pin; thence **S. 78-13 E., 100 feet** to an iron pin at the joint rear corners of **Lots Nos. 29 and 30**; thence with the common line of said lots, **S. 11-47 W., 388.4 feet** to a point on **Ponder Road**; thence with the northeastern side of **Ponder Road, N. 78-13 W., 100 feet** to the point of **BEGINNING**.

The above described property is the same conveyed to the mortgagor herein by deed of **Roy L. Almond**, to be recorded herewith.



which has the address of **Ponder Road, Greer, South Carolina** (Street) (City) **29651** (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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