

GREENVILLE CO. S. C.

SEP 26 3 35 PM '77

DONNIE S. TANKERSLEY  
R.M.C.

# MORTGAGE

1411 340

THIS MORTGAGE is made this 27th day of September 1977, between the Mortgagor, Daniel C. Pace and Frances E. Pace (herein "Borrower"), and the Mortgagee, TRAVELERS REST FEDERAL SAVINGS & LOAN ASSOCIATION, a corporation organized and existing under the laws of the State of South Carolina, whose address is 23 S. Main St., P. O. Box 455, Travelers Rest, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-six Thousand Five Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 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 March 1, 2006.

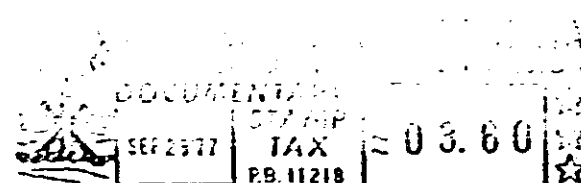
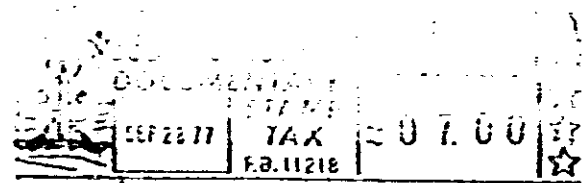
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 piece, parcel or lot of land in Saluda Township, County and State aforesaid, near Travelers Rest, S.C., containing 1.0 acre, more or less, and according to Plat of Survey prepared by W. R. Williams, Jr., Engr./Surveyor #3979, 15 South Main Street, Travelers Rest, S.C., 29690, dated March 24, 1977, having the following metes and bounds, to-wit:

BEGINNING at a spike in the center of Cool Springs Church Road and running N. 2--57 W., 238.6 feet to a corner I. P.; thence N. 50-23 E. 181.4 feet to a corner I. P.; thence along the line of Carman property S. 35-00 E., 198.3 feet to a spike in center of said Cool Springs Church Road; thence along line of said road, S. 46-17 W., 143.9 feet to a N & C; thence S. 39-52 W. 100 feet to spike in center of said road being point of beginning.

This is the same property conveyed to the Mortgagors herein by deed from Sam E. Edwards and Samuel Earl Edwards, Jr., as Sole Heirs of the Estate of Mary Alice Edwards, dated March 31, 1977, recorded April 4, 1977 in deed book 1053 at page 957.

The Mortgagee's mailing address is P.O. Box 455 Travelers Rest, SC



which has the address of Cool Springs Church Rd. Travelers Rest, South Carolina 29690 (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.

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