

GREENVILLE CO. S. C.

1411 433

SEP 29 2 53 PM '77

MORTGAGE

DOONIE S. TANKERSLEY  
R.M.C

THIS MORTGAGE is made this 26th day of September 1977, between the Mortgagor, Marie M. Maus (nee Marie M. Moore)

(herein "Borrower"), and the Mortgagee, TRAVELERS REST FEDERAL SAVINGS & LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, 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 Thousand and No/100 (\$20,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 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 September 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 all improvements thereon, situate, lying and being in Greenville County, South Carolina, and being shown and designated as Lot No. 4 on a plat of the property of T. Walter Brashier, which plat is recorded in the RMC Office for Greenville County, S. C., in Plats Book 4-X at Page 43, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on Williams Road, joint front corner of Lots 4 and 5, and running thence S. 63-55 E. 321.0 feet to an iron pin; thence S. 33-20 W. 100 feet to an iron pin, joint rear corner of Lots 3 and 4; thence N. 65-48 W. 310.4 feet to an iron pin on Williams Road; thence along Williams Road N. 30-42 E. 90 feet to the point of beginning.

This being the identical property conveyed to the mortgagor by deed of Bobby J. Jones recorded in the RMC Office for Greenville County, S. C. on April 29, 1975, in Deeds Book 1017 at Page 465.

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PB. 11213

which has the address of Route #2, Williams Road, Travelers Rest, S. C. 29690 (herein "Property Address");

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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