

FILED  
GREENVILLE CO. S. C. **MORTGAGE**

BOOK 1412 PAGE 133

OCT 6 12 39 PM '77

THIS MORTGAGE is made this 3rd day of October, 1977, between the Mortgagor, A. J. Pruitt

(herein "Borrower"), and the Mortgagee, **TRAVELERS REST FEDERAL SAVINGS & LOAN ASSOCIATION**, a corporation organized and existing under the laws of South Carolina, whose address is 23 S. Main St. P. O. Box 455, Travelers Rest, S. C. (herein "Lender").

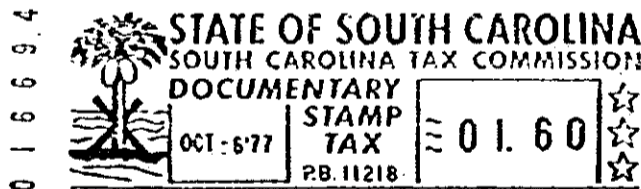
WHEREAS, Borrower is indebted to Lender in the principal sum of Four Thousand and NO/100 (\$4,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 3rd, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1st, 1980

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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Greenville Township, known as Lots 45 and 46, Sans Souci Annex, plat of which is recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book C, at Page 29, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Interurban Avenue, at the corner of Lot No. 47, 50 feet southwest of Taylor Street, and running thence N. 42-20 W. 157.5 feet to a 10 foot alley; thence along the alley, S. 42-40 W. 100 feet to an iron pin; thence along the line of Lot 44, S. 42-20 E. 157.5 feet to an iron pin on Interurban Avenue; thence N. 42-40 E. 100 feet to the point of beginning.

This is the same property conveyed to A. J. Pruitt by J. B. Hall, which deed is recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 459, at Page 541, dated July 28th, 1952.



which has the address of 45 Interurban Avenue, Greenville, South Carolina (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 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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