

107 Church Street
Greer, S. C. 29651

FILED
GREENVILLE, CO. S. C.

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DONNIE MORTGAGE
R.M.C.

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THIS MORTGAGE is made this 7th day of November 19 77,
between the Mortgagor, William R. Fairbanks & Joseph G. Thomason dba Jervey
Asso., a S.C. General Partnership (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").

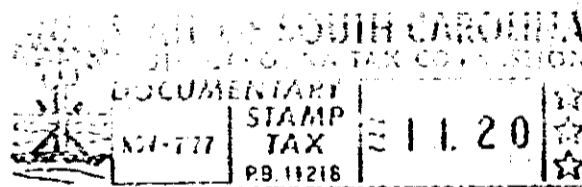
WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY-EIGHT THOUSAND
AND No/100 Dollars, which indebtedness is
evidenced by Borrower's note dated November 7, 1977 (herein "Note"), providing for monthly install-
ments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on
November 1, 1992;

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 the buildings and improvements
thereon situate, lying and being in the County of Greenville, being known
and designated as a portion of Lots Nos. 40 and 41, South Cherokee Park,
on plat of which is of record in the R.M.C. Office for Greenville County,
S.C. in Plat Book A, Page 130, and being more particularly shown on a
survey by Carolina Surveying Company, dated April 15, 1971, and having,
according to the latter survey, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southwestern side of Conestee Ave.
360 feet southwesterly from the southwestern corner of Saluda Street
and Conestee Avenue; running thence with the northwestern side of
Conestee Avenue S. 27 W. 70 feet to an iron pin; running thence through
Lot No. 41 N. 63 W. 173.75 feet to an iron pin on the southeastern side
of an alley; running thence with the southeastern side of said alley
N. 27 E. 70 feet to an iron pin; running thence through Lot No. 40 S.
63 E. 173.25 feet to the point of beginning.

This being the same property conveyed to the mortgagors herein by deed
dated November 7, 1977 and recorded in the R.M.C. Office for Greenville
County, S. C. in Deed Book 1069 at Page 46 on Nov. 7, 1977.



which has the address of 114 Conestee Avenue Greenville
South Carolina (Street) (City)
(State and Zip Code) (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improve-
ments 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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