

GREENVILLE CO. S.C.
23

1416 529

MORTGAGE

THIS MORTGAGE is made this 22nd day of November, 1977, between the Mortgagor, **George W. Bryans, Jr. and Mary S. Bryans** (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").

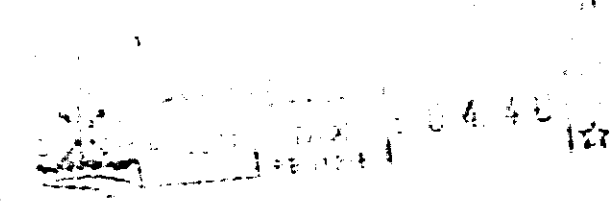
WHEREAS, Borrower is indebted to Lender in the principal sum of **— ELEVEN THOUSAND AND NO/100 (\$11,000.00) —** Dollars, which indebtedness is evidenced by Borrower's note dated **November 22, 1977** (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on **November 1, 1987**.

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 lot of land located in the State of South Carolina, County of Greenville, Chick Springs Township, on the north side of the Old Chick Springs Road, about one-half mile west of the corporate limits of the City of Greer, and designated as all of Lot No. 2 on plat of property made for W. H. Carlton Estate by H. S. Brockman, Surveyor, dated March 23, 1944, and recorded in Plat Book N, page 187, and having the following metes and bounds, to-wit:

BEGINNING at a point on the north side of the Old National Highway (or Chick Springs Road) at the southwest corner of Lot No. 1 on said plat, and runs thence along the line of Lot No. 1, N. 19-08 E. 176.8 feet to point on line of Earle Duncan Estate; thence along that line N. 76-00 W. 72.1 feet to point in the line of property of Mrs. Agnes Mitchell; thence along her line S. 17-04 W. 181.5 feet to point in northern line of said Old Chick Springs Road or National Highway; thence along the line of said highway or road, S. 88-20 E. 68.9 feet to the beginning corner.

This being the same property conveyed to mortgagors herein by deed of **Elmer S. Wilson** dated January 17, 1968 and recorded January 25, 1968 in Deed Book 836, page 563, R.M.C. Office for Greenville County.



which has the address of **Oakland Avenue , Greer,**
(Street) (City)
South Carolina 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 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.

GCTO -----2 NO22 77 393
GCTO -----2 NO22 77 392
3. SOCI
. 13CI

BR
2
5
0

4328 (V-2)