

# MORTGAGE

THIS MORTGAGE is made this **29th** day of **November**, 19 **77**, between the Mortgagor, **James S. Earle and Sherry C. Earle**

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 **Thirty One Thousand, Five Hundred and No/100** Dollars, which indebtedness is evidenced by Borrower's note dated **November 29, 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, 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 piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being at the southeastern corner of the intersection of State Highway No. 14 (also known as S. Main Street), with Woodfield Drive near the City of Greer, Greenville County, South Carolina, being shown and designated as Lot No. 4 on a plat of LAKE VIEW HEIGHTS made by H. S. Brockman, Surveyor, dated November 2, 1959, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book RR, page 19, and having, according to said plat the following metes and bounds, to-wit:**

**BEGINNING at an iron pin on the eastern side of S. Main Street Extension S. C. Highway No. 14) at the joint front corners of Lots Nos. 4 and 5; and running thence with the common line of said lots, S. 71-0 4 E., 164.2 feet to an iron pin; thence along the line of Lot No. 11, N. 7-11 E., 95 feet to a point on the curve of the southern side of Woodfield Drive; thence with the southern side of Woodfield Drive, N. 72-25 W., 139 feet to an iron pin at the intersection of said Drive with S. Main Street Extension; thence with the eastern side of S. Main Street Extension, S. 22-44 W., 89.3 feet to the point of BEGINNING.**

The above described property is the same conveyed to the mortgagors herein by deed of **Roy L. Almond**, to be recorded herewith.

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which has the address of **1205 S. Main Street Greer**  
**South Carolina 29651**  
(State and Zip Code) (Street) (City)  
(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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