

FILED GREENVILLE CO. S. C.

# MORTGAGE

THIS MORTGAGE is made this 30th day of November, 1977, between the Mortgagor, James T. Keenan and Carrie Louise C. Keenan (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").

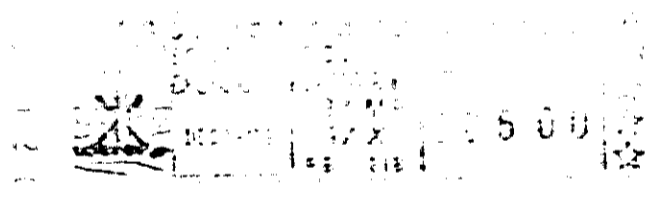
WHEREAS, Borrower is indebted to Lender in the principal sum of - - - - - TWELVE THOUSAND FIVE HUNDRED AND NO/100 (\$12,500.00) - - - - - Dollars, which indebtedness is evidenced by Borrower's note dated November 30, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 31, 1997

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 parcel or lot of land situated on the north side of James Street in the City of Greer, Chick Springs Township, Greenville County, State of South Carolina, and being a portion of Lot No. 9 of the Noah Cannon Property as shown on a plat by W. D. Neves, Engineer, dated April, 1912, and having the following courses and distances, to-wit:

BEGINNING on an iron pin on the north side of James Street (formerly N. Cannon's corner), and runs thence N. 7-15 E. 152.5 feet to an iron pin (formerly N. Cannon and Bobo's corner); thence S. 82-15 E. 52 feet to an iron pin; thence about S. 7-15 W. 152 feet, more or less, to an iron pin on the north side of James Street; thence with the north side of James Street N. 83-30 W. 52 feet to the beginning.

This being the same property conveyed to mortgagors by deed of Louie Tom Barton dated November 30, 1977, to be recorded herewith.



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which has the address of 107 East James Street, Greer, South Carolina 29651 (Street) (City) (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, coal 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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