

MORTGAGE

THIS MORTGAGE is made this 1st day of December, 1977, between the Mortgagor, Johnny Cantrell and Janice H. Cantrell (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 (\$31,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated Dec. 1, 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, 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: Chick Springs Township, located on the southeast side of Grand Teton Drive, and being shown and designated as all of lot number TWELVE (12) on plat of "TETON FOREST", Section One (1), made by John A. Simmons, surveyor, for John H. Greer, dated September 17, 1965 and recorded in plat book "LLL" page 129, Greenville County R. M. C. Office, to which plat reference is hereby made for a more complete description as to metes and bounds. This is the same conveyed to the within mortgagor by S. Eugene Hall and Lynn M. Hall by deed recorded October 15, 1975 in deed book 1025 page 764, Greenville County R. M. C. Office.

ALSO:

All that piece, parcel or lot of land in Chick Springs Township, County Greenville, State of South Carolina, adjoining the above lot and being shown and designated as lot number THIRTEEN (13), Section ONE (1), on plat of TETON FOREST, made by John A. Simmons, surveyor, dated Sept. 17, 1965 and recorded in plat book LLL page 129, Greenville County R. M. C. Office, reference is hereby made to said plat for a more complete description as to metes and bounds. This is the same conveyed to the within mortgagor by John H. by deed recorded March 15, 1977, in deed book 1052 page 658, Greenville County R. M. C. Office.

which has the address of Rt. 4, Grand Teton Drive, Greer
(Street) (City)
S. C., 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 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.