

MAR 3 11 32 AM
DONNE S. TANKERSLEY
R.M.C.

BOOK 1428 PAGE 31

FILED
GREENVILLE CO. S.C.
MAR 5 11 35 AM '78
DONNE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 5th day of April, 1978, between the Mortgagor, James W. Greer and Janice F. Greer, (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Eight Thousand Four Hundred Fifty & 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 5, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2008

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, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot 8 on a plat of Lost Valley, Section 1, which plat is of record in the RMC Office for Greenville County in Plat Book 5P-24, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots 7 & 8 on the northern side of Westview Avenue, and running thence with the common line of said Lots, N. 0-49 E. 108.2 feet to an iron pin, at the joint rear corner of said Lots; thence with the rear line of Lot 8, N. 89-02 W. 105 feet to a point in a creek; thence following the creek, S. 0-06 E. 98.5 feet to a point in said creek and on the northern side of Westview Avenue; thence with the northern side of Westview Avenue, S. 89-09 E. 47 feet to an iron pin; thence continuing with said Westview Avenue, S. 79-09 E. 57.3 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagors by Deed of United Development Services, Inc., said Deed having been recorded on August 16, 1977, in the RMC Office for Greenville County.

The Mortgagee's mailing address is P. O. Box 817, Taylors, S. C. 29687

which has the address of 66 Westview Avenue Taylors,
[Street] [City]
S. C. 29687 (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.

GC10
3 MAR 5 78
167
3 SOCI

4328 RV-2

0030