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GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
R.M.C.

BOOK 1431 PAGE 468

MORTGAGE

THIS MORTGAGE is made this 8th day of May, 1978, between the Mortgagor, Dollie Mae Pruitt

(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 - - - - - THIRTEEN HUNDRED AND NO/100 (\$1,300.00) - - - - - Dollars, which indebtedness is evidenced by Borrower's note dated May 8, 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 Nov., 1, 1981;

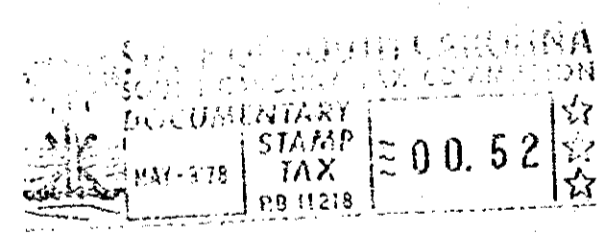
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 South side of James Street in the City of Greer, Chick Springs Township, Greenville County, State of South Carolina, designated as Lot No. 47 of the Mrs. B. A. Wood Estate according to survey and plat by H. S. Brockman, Surveyor, dated June 22, 1935, and having the following courses and distances, to wit:

BEGINNING at a stake on James Street, northwestern corner of said lot and corner of Lot No. 46, and running thence with line of No. 46, S. 13.00 E. 175 feet to a stake; thence N. 77.16 E. 59 feet to a stake on corner of Lot No. 48; thence N. 1.29 E. 173.6 feet to a stake on James Street; thence along the edge of James Street, N. 88.31 W. 27 feet; thence S. 77.00 W. 76 feet to the beginning corner.

This is the same property conveyed to Z. Vance Pruitt by deed of J. L. Barbare, recorded in Deed Book 315, page 193, R.M.C. Office for Greenville County.

Z. Vance Pruitt died intestate on October 3, 1952, leaving as his heirs at law his wife, Dollie Mae Pruitt, and his children, Claude B. Pruitt, D. H. Pruitt and Bertha P. Clark, see Probate File No. 614-59, Probate Court for Greenville County. The children of Z. Vance Pruitt conveyed their interests in the above property to mortgagor herein by deed dated November 18, 1952, and recorded December 3, 1952, in Deed Book 467 at page 541, R.M.C. Office for Greenville County.



which has the address of 115 W. James Street Greer, 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 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.

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GCTO ----- MAY 9 1978 230
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