

MAY 25 8 52 AM '78

MORTGAGE

DONNIE S. TANKERSLEY
R.H.C.

THIS MORTGAGE is made this 25th day of May, 1978, between the Mortgagor, Stephen E. Weiss and Kathleen T. Weiss (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 Ten Thousand Eight Hundred and NO/100--- Dollars, which indebtedness is evidenced by Borrower's note dated May 25, 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 the first day of May, 1993;

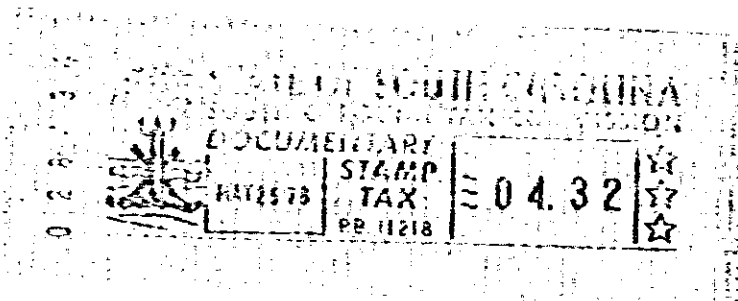
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 in Chick Springs Township, County of Greenville, State of South Carolina, located in Greer, South Carolina, on the Eastern side of Lanford Street and being shown as the Western part of lot no. FIFTY THREE (53) and all of lot number FIFTY FOUR (54) on a plat of property made for W. F. and Pauline M. Shelton, by H. S. Brockman, Surveyor, dated Feb. 15, 1954 and has the following outside boundaries according to said plat, to-wit:

BEGINNING at an iron pin by rock wall on the Eastern side of Lanford Street, at the joint front corner of lots 52 and 53 and runs thence S. 62-06 E., 65.2 feet to an iron pin on the line of lot no. 52; thence N. 61-50 E., 36.3 feet (new line) to an iron pin on lot 53; thence N. 10-23 E., 33 feet (another new line) to an iron pin in the old line of lot 54; thence S. 71-10 E., 53.8 feet to an old iron pin, corner of lot 47; thence N. 2-15 E., 90 feet to an iron pin at rear corner of lot 55; thence N. 86-23 W., 144.9 feet as the common line of lots 54 and 55 to an iron pin by rock wall on the Eastern side of Lanford Street; thence S. 3-52 W., 101 feet along the eastern side of Lanford Street, to the beginning corner.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances easements and rights-of-way appearing on the property and/or of record.

This is that same property conveyed to mortgagor by deed of Mildred E. and O'Dell E. Penland to be recorded herewith.



which has the address of 304 Lanford Street, Greer, S. C. 29651 (herein "Property Address"); (Street) (City) (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.

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