

FILED
GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

BOOK 1434 PAGE 688

THIS MORTGAGE is made this 9th day of June, 19 78,
between the Mortgagor, Eugene Lee Adams

(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 Twenty-Six Thousand and No/100 (\$26,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June, 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 June 1, 1998;

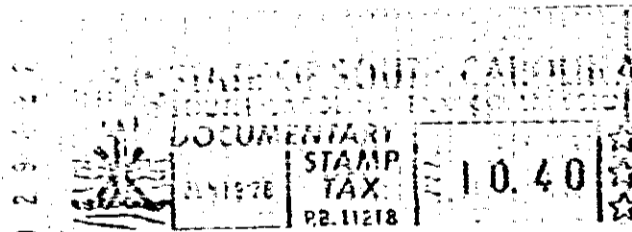
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 piece, parcel or lot of land with all improvements thereon situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, being known and designated as Lot 24, Block A and a portion of Lot 23, Block A of a subdivision known as PINEHURST, as shown on plat recorded in the R.M.C. Office for Greenville County in Plat Book S at page 77, and having, according to plat entitled "Property of Robert Lee Kerrick and Diane A. Kerrick" prepared by Dalton & Neves Co., Engineers, September 1977, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the southwestern side of Hale Drive, joint front corner of property herein described and Lot No. 25 and running with Hale Drive, N. 28-27 W. 64.8 feet to an old iron pin; thence S. 58-44 W. 134.7 feet to an old iron pin; thence S. 29-06 E. 56.3 feet to an old iron pin; thence with line of Lot No. 25, N. 62-23 E. 134.1 feet to an old iron pin, the point of beginning.

Subject to easements and restrictions of record.

Being the identical property conveyed to the Mortgagor herein by deed of Robert Lee Kerrick and Diane A. Kerrick dated and recorded even date herewith in the R.M.C. Office for Greenville County in Deed Book 1080 at page 293.



which has the address of 118 Hale Drive Taylors,
(Street) (City)
South Carolina 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 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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