

FILED
GREENVILLE CO. S. C.

JUL 21 4 28 PM '78

DONNE S. TANKERSLEY
R.M.C.

BOOK 1438 PAGE 951

MORTGAGE

THIS MORTGAGE is made this 20th day of July, 1978, between the Mortgagor, William Lawrence Baccarny and Marymartha A. Baccarny (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-NINE THOUSAND AND NO/100 (\$39,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 20, 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, 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 lot of land located in the State of South Carolina, County of Greenville, Chick Springs Township, located on the west side of Sunset Drive and being shown and designated as Lot No. 19 and the adjoining one-half of Lot No. 20 on a plat of GROVELAND DELL SUBDIVISION, dated September, 1964, by H. C. Clarkson, Surveyor, and recorded in Plat Book BBB, page 73, R.M.C. Office for Greenville County, and having such metes and bounds as shown thereon.

This being the same property conveyed to mortgagors by deed of A. L. Cannon dated July 20, 1978, to be recorded herewith.

RECORDED
JUL 21 1978
15.50
PERMITS

GCTO --- JUL 21 78 1182
GCTO --- JUL 21 78 1181

which has the address of Route 3, Sunset 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 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.

3.50C1
.15C1

SOUTH CAROLINA—1 to 4 Family—6/75—FNMA FILMC UNIFORM INSTRUMENT

9951

4328 RV-2