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GREENVILLE CO. S. C.
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MORTGAGE

THIS MORTGAGE is made this 2nd day of August, 1978, between the Mortgagor, Emma Jane Wood Nodine

(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 THOUSAND AND NO/100 (\$20,000.00)----- Dollars, which indebtedness is evidenced by Borrower's note dated August 2, 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 February 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 in Chick Springs Township, County of Greenville, State of South Carolina, located on State Highway No. 14, near Pleasant Grove Baptist Church at the southwest corner of said highway and Oak Forest Drive, and being shown as Lot Nos. 8 and 9 on plat of John H. Greer, recorded in Plat Book PP, page 121, and shown as a 0.31 acre lot and a 0.41 acre lot on plat of Pleasant Grove Baptist Church, recorded in Plat Book JJJ, page 3, Greenville County R.M.C. Office and having the following metes and bounds according to the last mentioned plat, to-wit:

BEGINNING at the corner of Oak Forest Drive and Highway No. 14, the northwest corner thereof and running thence N. 53-13 W. 140.2 feet to iron pin at corner of Lot No. 7; thence as the common lin of Lots 7, 8 and 9, S. 36-47 W. 243.3 feet to old pin on line of Thomas Taylor; thence with Taylor S. 77-55 E. 171.5 feet to iron pin on right of way line of said highway; thence with said highway N. 35-03 E. 34.9 feet to angle; thence N. 33-22 E. 53.6 feet to iron pin, corner of Lot No. 9; thence N. 29-03 E. 84.4 feet to the beginning corner.

This property is subject to restrictions in Deed Book 599 at page 149, and road and highway right of way.

This being the same property conveyed to mortgagor by deed of Ben H. Dillard, James B. Sudduth and Harold Dillard as Trustees of Pleasant Grove Baptist Church dated January 16, 1978, and recorded 1/17/78, 1978, in Deed Book 1072 at page 34, R.M.C. Office for Greenville County.

which has the address of Oak Forest Drive, Greer, South Carolina 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 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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