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MORTGAGE

THIS MORTGAGE is made this 23rd day of August, 1978, between the Mortgagor, Mary Annia Louise Bennett (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 seven thousand and 00/100 (\$27,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 23, 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 March 1, 2008;

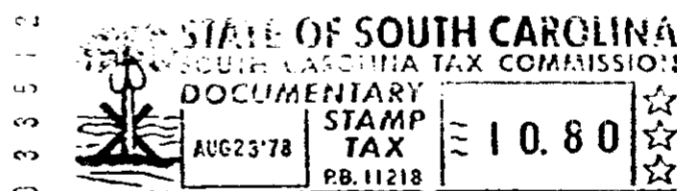
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, lot or tract of land situate, lying and being in the State of South Carolina, County of Greenville, and being located approximately Four (4) miles North of Greer, in O'Neal Township, as shown on a plat prepared for Mary L. Bennett, on August 11, 1977, by B. E. Huskey, RLS, to be recorded herewith, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a spike in an unnamed County Road and running thence along said Road N. 56-50 E. 241 feet to a spike in said road and thence S. 32-25 E. 191 feet to an iron pin; thence S. 32-25 E. 9 feet to a point; thence S. 47-12 W. 245 feet to an iron pin; thence N. 32-25 W. 241 feet to the beginning point, and containing, according to said plat, 1.22 acres, more or less.

This conveyance is a subject to the right of way of the unnamed County Road as said on said plat.

This is a portion of that same property conveyed to Odessa Hunter, from deed of James H. Tapp and Nelle H. Tapp, on March 1, 1968, and recorded in the R. M. C. Office for Greenville County on March 11, 1968.



which has the address of Rt #2 Gibson Rd. Greer (Street) (City)
S.C. 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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