

MORTGAGE

THIS MORTGAGE is made this 5th day of October, 19 78,
between the Mortgagor, Sammy K. Teague and Carolyn Lord Teague
(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 Fifty-Nine Thousand Five Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 5, 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 April 1, 2008;

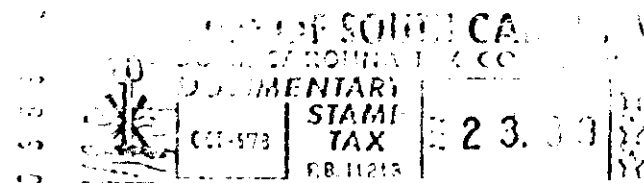
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 certain, piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, in Bates Township, containing 5.49 acres according to a plat prepared by W. R. Williams, Jr., dated May 2, 1975, entitled "Property of Sammy Teague", recorded in the RMC Office for Greenville County in Plat Book 5-L at Page 32, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Tigerville Road at the corner of property of Rufus Robertson and running S.24-18 E. 370 feet to an iron pin; thence along the property of Martin, S.22-10 W. 459 feet to an iron pin; thence with property of Masters, S.82-37 W. 183.6 feet to an iron pin in the center of an unnamed county road; thence turning and running along the center of said road, N.09-40 W. 653.9 feet to an iron pin located in the center of Tigerville Road; thence turning and following said Road, N.65-42 E. 343.3 feet to the point of beginning.

THIS is the same property as that conveyed to the Mortgagors herein by deed from Larry Masters recorded in the RMC Office for Greenville County in Deed Book 1018 at Page 130 on May 13, 1975.

THE mailing address of the Mortgagee herein is P. O. Box 969, Greer, South Carolina 29651.



which has the address of Tigerville Road, Travelers Rest
(Street) (City)
South Carolina (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.

0509

4328 RV-21