

GREENVILLE CO. S. C.

OCT 16 12 03 PM '78

DONNIE S. TANKERSLEY
R.M.C.

BOOK 1447 PAGE 279

MORTGAGE

THIS MORTGAGE is made this 13 day of October, 1978, between the Mortgagor, PAUL MUNOZ & MARIE G. MUNOZ (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").

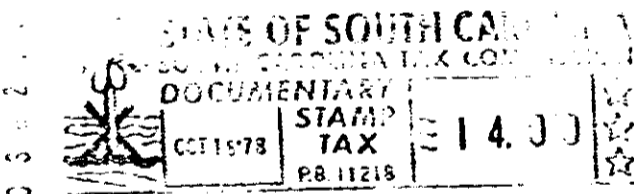
WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY FIVE THOUSAND Dollars, which indebtedness is evidenced by Borrower's note dated October 13, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 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 in the city of Mauldin, county of Greenville, state of South Carolina, being known and designated as Lot No. 64 as shown on plat of BROOKSIDE, SEC. III, recorded in plat book 5 P page 11 of the RMC Office for Greenville County, S.C., and having the following metes and bounds, to-wit:

Beginning at an iron pin on the south side of Whisperingbrook Drive, the joint front corner of Lots 64 & 65, and running thence with the joint line of said lots S. 6-14-30 W. 228.15 feet to an iron pin joint rear corner of Lots 64, 65, 69, 70; thence N. 50-05 W. 186.3 feet to an iron pin joint rear corner of Lots 63 & 64; thence with the joint line of said lots N. 33-50 E. 162.8 feet to an iron pin on the south side of Whisperingbrook Drive; thence with the south side of said Drive S. 69-57-36 E. 82 feet to the point of beginning.

This is the same property conveyed to mortgagors by Donald E. Baltz by deed of even date herewith, to be recorded.



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which has the address of 106 Whisperingbrook Drive Mauldin (Street) (City) 29662 (State and Zip Code) (herein "Property Address");

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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