

10 26 1978 MORTGAGE

DONNIE S. TANKERSLEY  
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THIS MORTGAGE is made this 31st day of October, 1978, between the Mortgagor, Marjorie R. Mitchell (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-FOUR THOUSAND FOUR HUNDRED AND NO/100 (\$24,400.00) - - - Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on

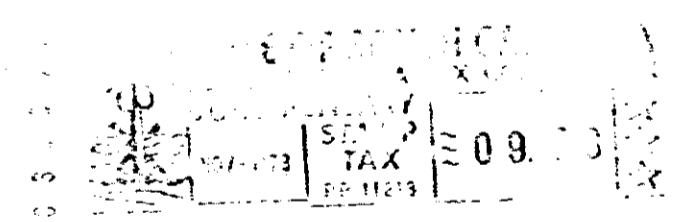
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, Greenville County, State of South Carolina, in the City of Greer, on the east side of North Avenue, being bounded on the north by lot of Lawrence James, on the east by other property of A. H. Vaughn, on the south by lot of George Tillotson, and on the west by the said North Avenue, and being a part of the same lot that was conveyed to A. H. Vaughn by deed from Cora P. Bearden, January 19, 1944, and having the following courses and distances, to-wit:

BEGINNING on an iron pin on the east side of North Avenue, joint corner of the Tillotson lot and lot herein, and runs thence with the dividing line of the Tillotson lot and this lot S. 73-15 E. 75 feet to an iron pin on the Tillotson line; thence a new line N. 15-40 E. 83 feet to an iron pin on the Lawrence James' line; thence with the James line N. 73-15 W. 75 feet to an iron pin on the east side of North Avenue, James corner; thence with the east side of North Avenue S. 15-40 W. 83 feet to the beginning corner.

This property is subject to protective covenants recorded in Deed Volume 660, page 131, and any easements or rights of way of record.

This being the same property conveyed to mortgagor by deed of Bankers Trust of S. C. (formerly The Peoples National Bank), as Trustee under Trust Indenture dated September 26, 1972, executed by Fred L. Crow, dated , 1978, to be recorded herewith.



which has the address of 104 A and B North Avenue, Greer, South Carolina 29651 (Street) (City) (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.

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