

Mail to Allen Reese
P. O. Box 126,
Greer, S. C.

PLEASE MAIL

BOOK 1453 PAGE 901

MORTGAGE

GREENVILLE CO. S.C.

327 328 P

THIS MORTGAGE is made this 19th day of December, 1978, between the Mortgagor, James S. Smith

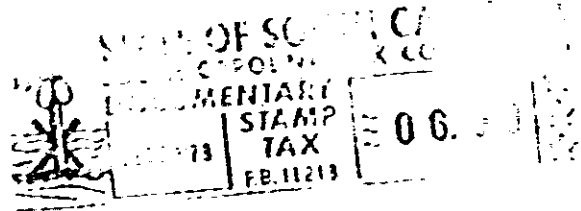
(herein "Borrower"), and the Mortgagee, Home Savings and Loan Association of the Piedmont, a corporation organized and existing under the laws of South Carolina, whose address is 208 East First Avenue, Easley, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifteen Thousand and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated December 19, 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 December 1, 1997.

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:

constituting the southwesterly 72 feet of Lot #2 as shown on a plat entitled "A Re-Division of Lots 43 & 44 Dixie Farms" prepared by H.C. Clarkson, Surveyor, dated April 30, 1968 and recorded in Plat Book WWW at page 17. The subject property fronts on the northwesterly side of Lamont Lane a distance of 72 feet and runs back therefrom in parallel lines for a depth of 250 feet.

This is the identical property conveyed to the mortgagor by deed of James Andrew Smith and Sandra J. Smith to be recorded herewith.



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which has the address of Rt. 11, Lamont Lane, Greenville, SC., 29611

(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 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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