

FILED
GREENVILLE CO. S. C.
APR 30 1 10 PM '79
BOBBIE S. TANNERSLEY
R.H.C.

MORTGAGE

THIS MORTGAGE is made this 27th day of April, 19 79,
between the Mortgagor, Michael F. Filipic and Alice B. Filipic

(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").

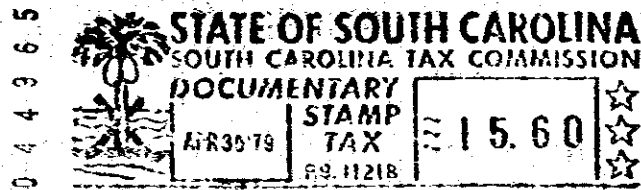
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-eight Thousand Nine Hundred Fifty & 00/100-- Dollars, which indebtedness is evidenced by Borrower's note dated April 27, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2009;

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, with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot 10, Glenwood Acres, property of Azile G. Boyd, plat of which is of record in the RMC Office for Greenville County in Plat Book H-H at page 135, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the southern side of Elmira Street, joint front corner of Lots 9 and 10 and running thence S. 21-46 E. 161.6 feet with the joint line of said lots to an iron pin on the line of Lot 1; running thence N. 72-01 E. 101.8 feet with the rear of Lot 1 to an iron pin on the western side of Glenwood Road; running thence N. 0.5-44 W. 135 feet with Glenwood Road to an iron pin on the southern side of Elmira Street; running thence S. 84-16 W. 106 feet with Elmira Street to an iron pin; running thence S. 74-26 W. 37.4 feet still with Elmira Street to the point of beginning.

Being the same property conveyed to mortgagors herein by deed of Paul A. Bradley and Louise M. Bradley, of even date, to be recorded herewith.



which has the address of 8 Elmira Street, Greenville
(Street) (City)
South Carolina 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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