

FILED  
GREENVILLE CO. S. C.  
MAY 8 12 03 PM '79  
DONNIE S. TANKERSLEY  
R.M.C.

# MORTGAGE

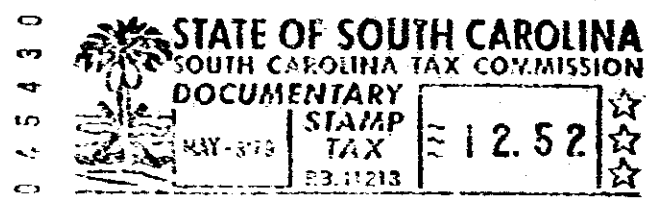
THIS MORTGAGE is made this 7th day of May, 1979, between the Mortgagor, John Griffin and Rose Marie H. Griffin (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-one Thousand Two Hundred Fifty and No/100 (\$31,250.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 7, 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: being shown and designated as Lot Number 8 and a portion of Lot Number 7, Block A, on plat of Mayfair Estate, recorded in Plat Book S at Pages 72 & 73 of the RMC Office for Greenville County, South Carolina, and having according to said plat and a more recent survey prepared by R.W. Dalton on April 1958, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side of Mayfair Drive at the joint front corner of Lots 8 & 9 and running thence with the joint line of said lots, N 73-51 E 174.8 feet to an iron pin; thence, N 10-18 W 75.3 feet to an iron pin; thence through the center of Lot Number 7, S 73-51 W 182.9 feet to an iron pin on the northeast side of Mayfair Drive; thence with the northeast side of said Mayfair Drive, S 16-09 E 75 feet to the beginning corner.

This is the same property conveyed to the mortgagors by deed of Jefferson L. Cobb and Teresa Lynn Cobb dated May 7, 1979 and recorded on even date herewith.



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which has the address of 7 Mayfair Drive, Taylors, South Carolina 29687  
(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 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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