

FILED
GREENVILLE CO. S. C.

MAY 11 12 33 PM '79

JOHNIE S. TANKERSLEY
R.M.C.

MORTGAGE

Vol 1465 Page 133

THIS MORTGAGE is made this 10th day of May, 1979, between the Mortgagor, James F. Cason (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-SIX THOUSAND AND NO/100 (\$36,000.00) - - - - - Dollars, which indebtedness is evidenced by Borrower's note dated May 10, 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;

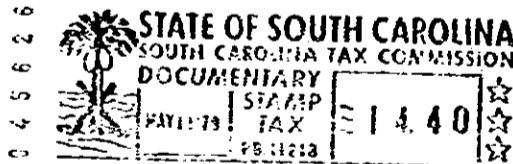
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Highland Township, near Blue Ridge High School, on the Western side of Blue Ridge Drive, being known and designated as Lot No. 3 on a plat of property prepared for Marvin A. Cannon recorded in Plat Book 7-E page 75, and, according to said plat, having the following metes and bounds:

BEGINNING at a point in center of Blue Ridge Drive, joint corner of Lots 2 and 3 and running thence as dividing line between said lots N. 89-19 W. 25 feet to an iron pin; thence continuing with the same corner for a total distance of 254.5 feet to an iron pin; thence S. 01-14 W. 61 feet to an iron pin; thence S. 15-28 W. 75.2 feet to an iron pin; thence S. 89-19 E. 315.5 feet to a point in center of Blue Ridge Drive, iron pin back on line at 25 feet; thence with the center of said Drive N. 16-41 W. 140 feet to the point of beginning.

Said property is conveyed subject to all easements and rights-of-way of record and as shown on the above mentioned plat.

This being the same property conveyed to mortgagor by deed of Marvin A. Cannon dated May 10, 1979 to be recorded herewith.



GCTO ----- 2 MY11 79
GCTO ----- 2 MY11 79
796
3.SOCI
1501

which has the address of Route 3, Blue Ridge Drive Greer,
(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 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.

0133

4328 RV-2