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GREENVILLE CO. S. C.  
MAY 28 10 32 AM '79  
SONNIE S. TANKERSLEY  
R.H.C.

MORTGAGE

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THIS MORTGAGE is made this 25th day of May 1979, between the Mortgagor, Iola S. Niemeyer (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is Hampton Street Columbia, South Carolina (herein "Lender").

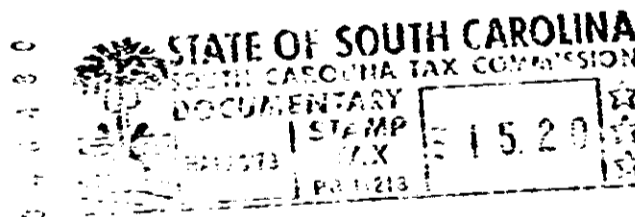
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-eight Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 25, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 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 piece, parcel or lot of land with all buildings and improvements, situate, lying and being on the western side of Richbourg Road in Greenville County, South Carolina, being shown and designated as Lot No. 106 on a plat of McSwain Gardens made by C. O. Riddle, Surveyor, dated July, 1954, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book GG, Page 75, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Richbourg Road at the joint front corner of lots nos. 105 and 106 and running thence with the common line of said lots, S. 73-30 W. 162.1 feet to an iron pin; thence N. 22-23 W. 100.5 feet to an iron pin at the joint rear corner of lots nos. 106 and 107; thence with the common line of said lots, N. 73-30 E. 172.2 feet to an iron pin on Richbourg Road; thence with the western side of Richbourg Road, S. 16-30 E. 100 feet to the point of beginning.

The above property is the same property conveyed to Iola S. Niemeyer by deed of Arthur Hutson of even date to be recorded herewith.



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which has the address of 738 Richbourg Road Greenville South Carolina (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 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.

3.50C1

0.936

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