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GREENVILLE CO. S.C.
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DONNIE S. TANKERSLEY
R.M.C.

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MORTGAGE

THIS MORTGAGE is made this 27th day of June, 1979, between the Mortgagor, Spencer L. Landrum and Margaret W. Landrum (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").

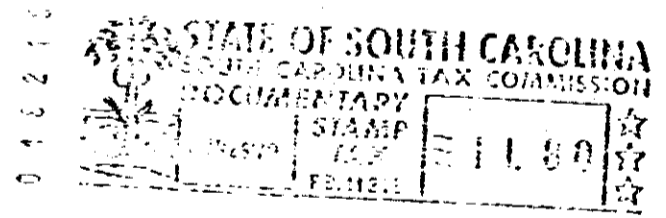
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Nine Thousand Four Hundred Fifty and no/100ths (\$29,450.00) - - - - - Dollars, which indebtedness is evidenced by Borrower's note dated June 27, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 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, situate, lying and being in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 65 of Coachman Estates Subdivision, Section Two, according to a plat prepared of said property by Campbell and Clarkson, Surveyors, Inc., February 4, 1972, and which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-R, at Page 29 and according to said plat, having the following courses and distances, to-wit:

BEGINNING at a point on the edge of Carriage Drive, joint front corner of Lots 64 and 65 and running thence with the edge of said Drive, N. 15-14 E. 67 feet to a point; thence continuing with the edge of said Drive, N. 34-44 E. 68 feet to a point on edge of said Drive, joint corner of Lots 65 and 66; thence running with the common line with Lot 66, S. 54-13 E. 210.3 feet to a point in the line with Lot 77; thence running with the common line with Lot 77, S. 13-53 W. 15 feet to a point; joint rear corner of Lots 64 and 65; thence running with the common line with Lots 64, N. 85-39 W. 244 feet to a point on the edge of Carriage Drive, the point of beginning.

This being the same property conveyed unto Spencer L. Landrum and Margaret W. Landrum by deed of Timothy M. Dill and Lilli T. Dill, dated and recorded concurrently herewith.



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which has the address of 65 Carriage Drive Greenville, South Carolina (Street) (City) (State and Zip Code) (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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