

FILED
GREENVILLE CO. S. C.
JUN 28 9 05 AM '79
DONNIE S. TANKERSLEY
R.M.C.

PLEASE MAIL MORTGAGE

VOL 1471 PAGE 617

THIS MORTGAGE is made this 27th day of June, 1979, between the Mortgagor, Margie Hayes (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 THREE THOUSAND AND NO/100ths 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 December 1, 2008;

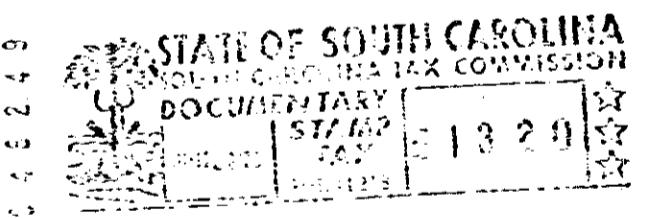
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 lot of land in the State of South Carolina, County of Greenville, in Chick Springs Township, lying and being on the westerly side of Rifle Range Road, and having according to plat of Lot of Mrs. Lily McC. Loftis, dated March 11, 1969, by Terry T. Dill, C. E. and L. S. the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Rifle Range Road and running thence along the western side of said Rifle Range Road, S. 37-50 E. 351 feet to an iron pin; thence S. 9-51 W. 95 feet to an iron pin; thence S. 51-00 W. 145 feet to an iron pin; thence N. 36-52 W. 69 feet to an iron pin; thence N. 22-42 W. 385 feet to an iron pin; thence N. 63-30 E. 115 feet to an iron pin on the west side of Rifle Range Road, the point of beginning, and containing 1.63 acres, more or less.

LESS, HOWEVER, ALL that lot of land containing .84 acres according to a plat of Property of Margie Hayes, made by W. R. Williams, Jr. Surveyor, dated August 29, 1975, recorded in Plat Book 5-N at page 26 and having such metes and bounds as appear by reference to said plat. Said .84 acre tract was conveyed by the Mortgagor, Margie Hayes to Edgar Jack Lail by deed dated September 16, 1975 and recorded in Deed Book 1024 at page 319.

THIS is a portion of the property conveyed to the Mortgagor by deed of Douglas A. Miller and Teresa E. Miller, recorded June 17, 1975 in Deed Book 1019 at page 944.



GCTO
3 JUN 28 79 1006
3.65C1

which has the address of Route 3, Rifle Range Road, Taylors, S. C. (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 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.

2790

4328 RV-2