

RECORDED
NO 7
AUG 7 4 50 PM '79
S.C.

MORTGAGE

THIS MORTGAGE was made this 7th day of August, 1979, between the Mortgagor, **Wendell G. Vander Ploeg and Lallie H. Vander Ploeg** (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 **Forty-five Thousand and No/100 (\$45,000.00)** Dollars, which indebtedness is evidenced by Borrower's note dated **August 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 **August 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 piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the northerly side of Berrywood Court, near the City of Greenville, S. C., being known and designated as Lot No. 35 on Plat entitled "Map 7 Sugar Creek" as recorded in the RMC Office for Greenville County, S. C., in Plat Book 7C, page 15 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Berrywood Court, said pin being the joint front corner of Lots 34 and 35 and running thence with the common line of said lots N 14-13-56 W 184.59 feet to an iron pin, the joint rear corner of Lots 34 and 35; thence N 53-29-17 E 127.22 feet to an iron pin, the joint rear corner of Lots 22 and 35; thence S 37-18-12 E 194.39 feet to an iron pin, the joint rear corner of Lots 35 and 36; thence with the common line of said lots S 47-33-50 W 170.03 feet to an iron pin on the northerly side of Berrywood Court; thence with the northerly side of Berrywood Court on a curve, the chord of which is N 73-20-03 W 51.35 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of Cothran & Darby Builders, Inc. to be recorded herewith.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
\$18.00

which has the address of **Lot No. 35 Berrywood Court, Sugar Creek** (City)
Greer, S. C. 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.

GCTO -- 1 AU 7 79 1018 4.0001

2910

4328 RV-2