

FILED
GREER S. C.
OCT 11 2 07 PM '79
DEAN W. BERSLEY
REC'D

1484 page 163

MORTGAGE

THIS MORTGAGE is made this 11 day of October, 1979, between the Mortgagor, James W. Holland and Benny L. Holland (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").

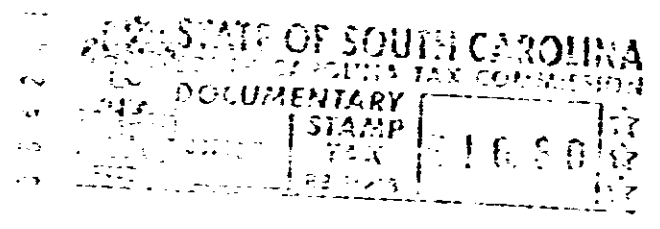
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Two Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 11, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 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 lot of land with the buildings and improvements thereon, situate on the southwest side of Richbourg, near the City of Greenville, Greenville County, South Carolina, being shown as Lot No. 2 on plat of McSwain Gardens and recorded in the RMC Office for Greenville County in Plat Book GG, Page 75 and having according to the said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest side of Richbourg Road at the joint front corner of Lots 1 and 2 and runs thence along the line of Lot 1 S. 64-23 W., 212.2 feet to an iron pin; thence S. 25-41 E., 90 feet to an iron pin; thence N. 64-19 E., 200 feet to an iron pin on the southwest side of Richbourg Road; thence along Richbourg Road N. 18-27 W., 70.8 feet to an iron pin; thence still along Richbourg Road N. 16-30 W., 20.2 feet to the beginning corner.

This is the identical property conveyed to the mortgagors by deed of Gladys D. Johnston to be recorded on even date herewith.



which has the address of 802 Richbourg Road Greenville
(Street) (City)
South Carolina 29615 (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 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.

RECORD

4328 RV-2