

URGENT FILED
NOV 16 8 53 AM '79
DONNIE S. TANKERSLEY
R.M.C.

1488 498

MORTGAGE

THIS MORTGAGE is made this 15th day of November, 1979, between the Mortgagor, DeLonn B. Forbes and Jean M. Forbes (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").

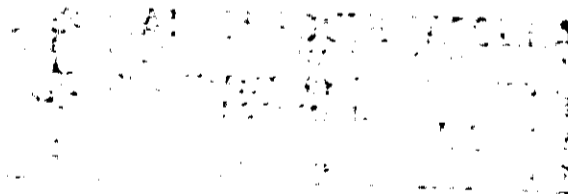
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-five Thousand and No/100 (\$55,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 15, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 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, in the City of Simpsonville, State of South Carolina, and being known as Lot No. 58, Wemberly Way Subdivision on a plat of said subdivision by Campbell & Clarkson, Surveyors, entitled Section 2, Wemberly Way Subdivision recorded in the R. M. C. Office for Greenville County in Plat Book 7-C, page 39, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Wemberly Drive at the joint front corner of Lots Nos. 57 and 58 and running thence with the line of said lots, N. 68-15 W., 162.6 feet to a point; thence turning and running N. 21-27 E., 125 feet to a point at the joint rear corner of Lots Nos. 58 and 59; thence turning and running S. 66-29 E., 162.7 feet to a point on the western side of Wemberly Drive; thence S. 21-28 W., 120 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Robert E. Nichols, Jr. and Cathleen Ann Nichols to be recorded herewith.



which has the address of 116 Wemberly Way Simpsonville
S. C. 29681 (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.

SOUTH CAROLINA—Title 4 Family—675—FNMA (FBI)C UNIFORM INSTRUMENT

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