

GREENVILLE, S.C.  
JAN 21 9 28 AM '80  
DONALD BARNERSLEY  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 22 day of January, 19 80,  
between the Mortgagor, Gertrude Frances Sherbert

(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 EIGHT THOUSAND SEVENTY-FIVE AND NO/100 (\$8,075.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 22, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 1990;

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, with the improvements thereon, situate and lying and being in the Greer Mill Village, in or near the City of Greer, Greenville County, South Carolina, and being more particularly described as Lot 107 as shown on a plat entitled "Subdivision of Greer Mill Village, Greer, S. C." made by Dalton and Neves, January 1951, and recorded in the R. M. C. Office for Greenville County in Plat Book Y at pages 138 and 139. According to said plat, the within described lot is also known as Lot No. Eight (8) Gallivan Street (Avenue) and fronts thereon 69 feet.

This is the same property conveyed to the Mortgagor herein by deed of R. K. Edwards dated Jan 22 1980 and recorded Jan 24 1980 in Deed Book 1117 at page 490 in the R. M. C. Office of Greenville County.

THE STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
DOCUMENTARY  
JAN 24 1980  
R.M.C.

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which has the address of #8 Gallivan Street Greer  
(Street) (City)  
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.

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