

FILED  
GRFENY = CO. S. C.  
SEP 29 11 15 AM '80  
DONNIE E. TANKERSLEY  
R.M.C.

Mortgagee's Address:  
P. O. Box 969  
Greer, S. C. 29651

# MORTGAGE

BOOK 1517 PAGE 989

THIS MORTGAGE is made this 26th day of September, 1980, between the Mortgagor, **GERALDINE JANE WARD** (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").

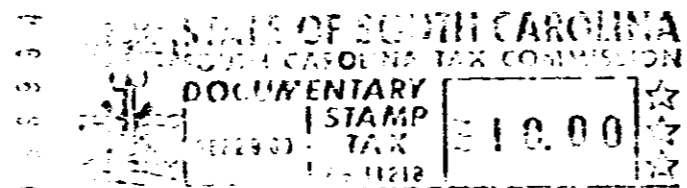
WHEREAS, Borrower is indebted to Lender in the principal sum of **Twenty-Five Thousand and no/100 (\$25,000.00)** Dollars, which indebtedness is evidenced by Borrower's note dated **Sept. 26, 1980** (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on **September 1, 2010**;

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, lying, being and situate on the northern side of Holly Road, County of Greenville, State of South Carolina, being more particularly shown as Lot 16 on plat entitled "Edwards Forest Heights" dated February 1967, prepared by Jones Engineering Services, recorded in the R. M. C. Office for Greenville County in Plat Book 000 at Page 89 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Holly Road at the joint front corner of Lots 16 and 17 as shown on the aforementioned plat and running thence N. 1-29 W. 153.3 feet to an iron pin; thence running S. 89-15 W. 110 feet to an iron pin at the joint rear corner of Lots 15 and 16 as shown on said plat; thence running along and with the joint property line of the said last two mentioned lots S. 1-29 E. 154.8 feet to an iron pin on the northern side of Holly Road; thence running along and with the northern side of Holly Road N. 88-31 E. 110 feet to the beginning point.

DERIVATION: Deed of Louis L. Black and Mary J. Black recorded October 23, 1979 in Deed Book 1114 at Page 50



which has the address of **122 Holly Road** **Taylors**  
(Street) (City)  
**South Carolina 29687** (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.

SOUTH CAROLINA—1 to 4 Family—6/75—FNMA/FHLMC UNIFORM INSTRUMENT

2/10/85 CAR by  
Geraldine Jane Ward  
T-29.5-1-76

4328 RV-2