

99-11-51
S. C.
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PLEY

1027-1112

MORTGAGE

THIS MORTGAGE is made this 12th day of December, 1980, between the Mortgagor, Harry G. Bobotis and Doris Estelle Bobotis (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-four thousand five hundred and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated 12/1/80 (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, 2011.

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 situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 78 on a plat of Gray Fox Run Subdivision prepared by C. O. Riddle, RLS dated November 6, 1975, and revised March 4, 1976, and recorded in the RMC Office for Greenville County in Plat Book 5-P at Page 16 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on Gray Fox Square at the joint front corner of Lots 77 and 78 and running thence along Gray Fox Square, N 14-09 W 95 feet to an iron pin at the joint front corner of Lots 78 and 79; thence with the common line of said Lots, N 75-51 E 130 feet to an iron pin at the joint rear corner of said Lots; thence along the rear line of Lot 78, S 14-09 E. 95 feet to an iron pin at the joint rear corner of Lots 77 and 78; thence along the common line of said Lots, S 75-51 W 130 feet to an iron pin on Gray Fox Square, the point of beginning.

This property is conveyed subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

This is the property conveyed to the Mortgagors herein by deed of David Michael Parham and Judith H. Parham dated December 12, 1980, and recorded on December 12, 1980, in the R. M. C. Office for Greenville County in Deed Book 176, Page 507.

Reference is also made to a more recent survey of said property prepared by Freeland and Associates dated December 5, 1980, and recorded on December 12, 1980, in the R. M. C. Office for Greenville County, South Carolina, in Deed Book S J, Page 44.

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which has the address of 402 Gray Fox Square, Greenville, S. C. 29687 (herein "Property Address");
(State and Zip Code)

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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.

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