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# MORTGAGE

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THIS MORTGAGE is made this 5th day of May, 19 81, between the Mortgagor, ROY L. ALMOND

(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").

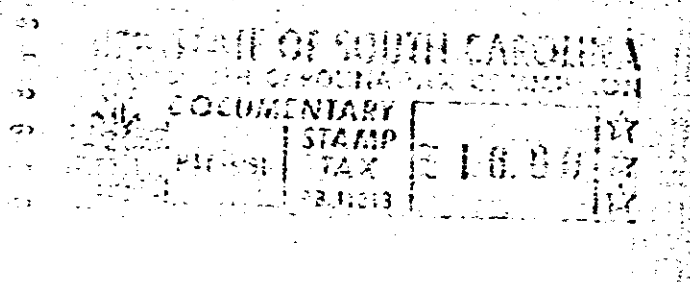
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated May 5, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 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 piece, parcel or lot of land, with all buildings and improvements, now or hereafter constructed thereon, situate, lying and being on the northwestern side of Trent Drive, in Greenville County, South Carolina, being shown and designated as Lot No. 167 on a plat of AVON PARK, made by C. C. Jones & Associates, Engineers, dated November, 1956, recorded in the RMC Office for Greenville County, S. C., in Plat Book KK, page 71, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Trent Drive at the joint corners of Lots Nos. 167 and 168 and running thence, N. 79-44 W., 190, more or less, to a point; thence N. 50-09 W., 133.6 feet to an iron pin; thence N. 83-34 E., 3.3 feet to an iron pin; thence along the line of Lot No. 166, S. 79-44 E., 300 feet, more or less, to a point on Trent Drive; thence with the northwestern side of Trent Drive, S. 10-16 W., 90 feet to the point of beginning.

The above property is the same conveyed to the Mortgagor by deed of Pansy R. Sorrell, recorded in Deed Book 1132, page 859 on September 9, 1980.



which has the address of 117 Trent Drive Taylors (Street) (City) S. C. 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 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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