

301 College Street  
Greenville, SC 29601  
FILED  
GREENVILLE CO. S.C.

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MAR 15 11 26 AM '84

## MORTGAGE

DONNIE S. TANKERSLEY  
R.H.C.

THIS MORTGAGE is made this 8th day of March, 1984, between the Mortgagor, OLIVER N. GREER, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

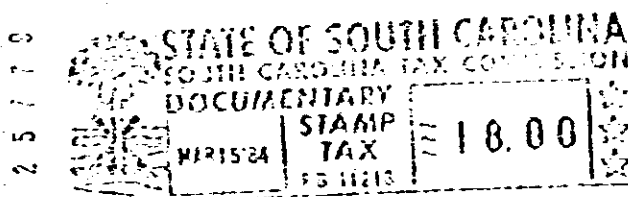
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Five Thousand and no/100 (\$45,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated \_\_\_\_\_, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 4-1-2004;

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 on the northern side of Rutherford Road approximately 314 feet, more or less southwest of the intersection of Old Rutherford Road and SC Highway 290 and having, according to a plat entitled "Property of Oliver N. Greer and Mildred P. Greer" prepared by Carolina Surveying Company, dated March 8, 1984, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Old Rutherford Road at a joint corner with property of W. M. Ferguson and running thence along the northern side of Old Rutherford Road S 54-45 W. 125 feet to an iron pin; thence continuing along the northern side of Old Rutherford Road S 64-23 W. 100 feet to an iron pin; thence running N. 32-39 W. 213.5 feet to an iron pin; thence running N. 62-49 E 108 feet to an iron pin; thence running S. 61-43 E. 240 feet to an iron pin on the northern side of Old Rutherford Road, being the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Butler Greer dated August 15, 1949 and recorded in the RMC Office for Greenville County on October 30, 1950 in Deed Book 422 at Page 167.



which has the address of Route 1, Box 100 Taylors,  
(Street) (City)  
SC 29687  
(State and Zip Code) (herein "Property Address");

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.

