

FILED
GREENVILLE CO. S. C.

FART & FANTALATOS

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MORTGAGE

OCT 20 2 33 PM '75

CONNIE S. TANKERSLEY
J.H.C.

THIS MORTGAGE is made this 20th day of October, 1975, between the Mortgagor, **LeRoy C. Nelson and Joan S. Nelson**

(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 **Thirty-eight Thousand, Seven Hundred and No/100 (\$38,700.00)** Dollars, which indebtedness is evidenced by Borrower's note dated **October 20, 1975** (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on **October 1, 2005**.

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 in the County of Greenville, State of South Carolina, on the northerly side of Gary Avenue, being shown and designated as Lot No. 11, on plat of Map No. 1, Cunningham Acres, recorded in the RMC Office for Greenville County, S.C. in Plat Book BBB at Page 118, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Gary Avenue, joint front corner of Lots Nos. 10 and 11 and running thence with the joint line of said lots, N. 5-20 E. 166.7 feet to an iron pin; thence S. 84-18 E. 110 feet to an iron pin at the joint rear corner of Lots Nos. 11 and 12; running thence with the joint line of said lots, S. 5-20 W. 166 feet to an iron pin on the northerly side of Gary Avenue; running thence with the northerly side of Gary Avenue, N. 84-40 W. 110 feet to the point of beginning.



which has the address of **21 Gary Avenue, Greenville, South Carolina**
(Street) (City)

(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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