

FILED
GREENVILLE CO. S. C.

BOOK 1352 PAGE 928

NOV 5 3 21 PM '75

DONNIE S. TAYLOR
R.M.C. **MORTGAGE**

THIS MORTGAGE is made this 4th day of November, 1975, between the Mortgagor, Stuart A. Dyer and Mary G. Dyer

(herein "Borrower"), and the Mortgagee, Home Savings and Loan Association of the Piedmont, a corporation organized and existing under the laws of South Carolina, whose address is 208 East First Avenue, Easley, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of...Forty Thousand and 00/100's... (\$40,000.00)..... 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... 30 years from date.....

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 situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 204, Section IV, of Subdivision known as POINSETTIA, said Subdivision being situated within the corporate limits of the Town of Simpsonville, plat of said Subdivision being recorded in the R M C Office for Greenville County in Plat Book 4-N at Page 24."

This is the identical property conveyed to Stuart A. Dyer and Mary G. Dyer by Artistic Builders, Inc. by deed dated October 14, 1975, recorded in Book of Deeds at page in the office of the R M C for Greenville County, South Carolina.



which has the address of Lot 204, Section IV, Poinsettia Subdivision, Simpsonville....., S.C.,..... (herein "Property Address");
[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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