

GREENVILLE CO. S. C.  
JAN 12 2 07 PM '76  
DONNIE S. TANKERSLEY  
R.M.C.

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# MORTGAGE

THIS MORTGAGE is made this 9th day of January 1976 between the Mortgagor, George S. Maroska and Patricia H. Maroska (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 Thirty-six Thousand and No/100- (\$36,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 9, 1976 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on December 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 piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, in the City of Mauldin, being shown and designated as Lot 92 on plat of Forrester Woods, Section II, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-X, at page 64, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on Creekwood Court, joint front corner of Lots 92 and 93, and running with the common line of said lots, N. 11-11 E. 197 feet to a point, joint rear corner of Lots 92 and 93; thence turning and running S. 78-47 E. 100 feet to a point; thence turning and running S. 11-13 N. 201.2 feet to a point on Creekwood Court, joint front corner of Lots 86 and 92; thence turning and running N. 76-24 W. 100 feet to the point of beginning.



which has the address of Creekwood Court, Mauldin, S. C. 29662 (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.

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