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BONNIE S. TANERSLEY

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MORTGAGE

THIS MORTGAGE is made this 19th day of March, 1976, between the Mortgagor, Joe W. Kennedy and Connie B. Kennedy

(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 Twenty-Four Thousand Three Hundred and no/100 (\$24,300.00)-----Dollars, which indebtedness is evidenced by Borrower's note dated 3-19-76 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2006

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 parcel or lot of land in Chick Springs Township of Greenville County, South Carolina, located about one mile south of the City of Greer and near the Pleasant Grove Baptist Church, being shown as Lot No. 38 on a plat of property made for J. Waymon Smith by H.S. Brockman, Registered Surveyor, dated May 7, 1958, recorded in Plat Book "PP", page 117, R.E.C. Office for Greenville County, and having the following metes and and bounds:

BEGINNING at an iron pin on the margin of Douglas Street, joint front corner of Lots Nos. 37 and 38 on said plat, and runs thence with the common line of these lots, S. 18-55 W. 200 feet to an iron pin on the line of Lot No. 39; thence with the line of that lot, N. 65-20 W. 105 feet to an iron pin on the margin of Douglas Street; thence with the margin of said street, N. 18-55 E. 170 feet to a stake; thence curving with the margin of said street (the chord of which is N. 66-47 E.) 40.3 feet to a stake; thence continuing with the margin of said street, S. 65-20 E. 85 feet to the beginning corner.



which has the address of 102 Douglas Street Greer, South Carolina (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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