

APR 19 1 33 PM '78  
DONNIE S. TANKERSLEY  
R.M.C.

1429 295

# MORTGAGE

THIS MORTGAGE is made this 18th day of April, 1978, between the Mortgagor, J. DAVID OSBORNE and BERNICE M. OSBORNE (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 THIRTY-FIVE THOUSAND AND NO/100 (\$35,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 18, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 25 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 certain piece, parcel or lot of land with the improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot D on plat prepared for Holland Reeves by Webb Surveying & Mapping Company dated October 24, 1973 and recorded in the R.M.C. Office for Greenville County in Plat Book 5-1 at page 34 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern edge of Old Easley Bridge Road (said iron pin being 800 feet in a southwesterly direction from the intersection of Tanglewood Drive and Old Easley Bridge Road) at the joint front corner of Lots C and D, and running thence with the edge of Old Easley Bridge Road, S. 68-44 W. 112 feet to an iron pin; thence leaving Old Easley Bridge Road, N. 17-26 W. 262.05 feet to an iron pin; thence N. 78-49 E. 78 feet to an iron pin at the joint rear corner of Lots C and D; thence with the joint line of Lots C and D, S. 25-21 E. 248.44 feet to an iron pin, the point of BEGINNING.

This being the same property conveyed to the Mortgagors herein by deed of Holland Reeves dated April 21, 1975 and recorded in the Office of the Register Mesne Conveyance in Deed Book 1017 at page 147.



which has the address of Lot D, Old Easley Bridge Road, Greenville, S.C. 29611, (Street) (City) (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.

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