21 3 55 100

MORTGAGE

THIS MORTGAGE is n

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THIS MORTGAGE is made this 23rd day of August between the Mortgagor, Sandra Bowers Loftis,

, 19. **78**. ,

(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").

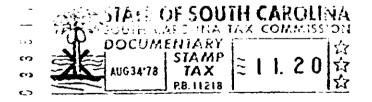
WHEREAS, Borrower is indebted to Lender in the principal sum of _____ Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2008

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 perfermance 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 GREENVILLB, State of South Carolina:

All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, O'Neal Township, containing two acres, more or less, on the Southwest side of Lake Cunningham and the Northeast side of Memorial Drive Extension about three miles northward from the City of Greer, and having courses and distances according to a survey and plat of the property of Lewis V. Chandler by John A. Simmons, Registered Surveyor, dated January 3, 1966, as follows, to-wit:

BEGINNING on an iron pin on the Northeast side of Memorial Drive Extension corner with Lot No. 5 of a Valley Haven Subdivision and running thence with the right of way of said street or Highway N. 44-22 W. 731.7 feet to an iron pin; thence with the Lake Cunningham water right line as follows: S. 74-46 E. 27.2 feet to an iron pin; S. 80-47 E. 88.4 feet to an iron pin; S. 59-27 E. 93.3 feet to an iron pin; S. 55-33 E. 177.6 feet to an iron pin; S. 69-34 E. 135 feet to an iron pin; S. 55-16 E. 89.1 feet to an iron pin; S. 40-32 E. 40 feet to an iron pin; S. 8-20 E. 76 feet to an iron pin; thence with line of the Valley Haven Subdivision Lot No. 5, S. 24 W. 165 feet to the beginning corner.

This being a portion of that property conveyed to mortgagor by deed of Frank P. McGowan, Jr. dated March 24, 1972 and recorded March 31, 1972 in Deed Book 939 at page 615, R.M.C. Office for Greenville County.



which has the address of Rt. #7, Memorial Drive Extension

Greer, (City)

(Street)
South Carolina 29651 (herein "Property Address");

(Comment 7:- Colo)

To Have and to Hold unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter crected 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.