

## MORTGAGE

THIS MORTGAGE is made this 24th day of August, 1978, between the Mortgagor, **Richard Fredric Peeples and Linda Mathews Peeples** (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").

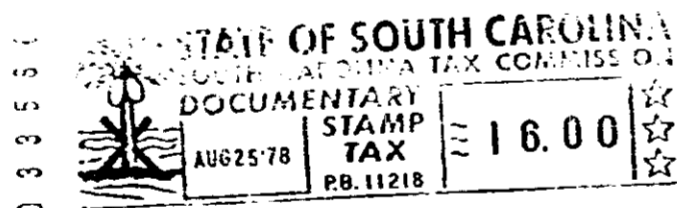
WHEREAS, Borrower is indebted to Lender in the principal sum of **Forty thousand and No/100ths (\$40,000.00)** Dollars, which indebtedness is evidenced by Borrower's note dated **August 24, 1978** (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on **August 1st, 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 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, on the western side of Cannon Circle, being shown and designated as Lot No. 149 on plat of Pine Brook Forest, Section II, prepared by Robert T. Spearman, RLS, dated March 15, 1972, recorded in Plat Book 4X at Page 49 in the RMC Office for Greenville County, and being described, according to said plat, more particularly, to-wit:

BEGINNING at an iron pin on the western side of Cannon Circle, at the joint front corner of Lots NO. 148 and 149 and running thence with the common line of said lots, S. 54-40 W. 200 feet to an iron pin at the joint rear corner of said lots; thence N. 35-20 W. 125 feet to an iron pin at the joint rear corner of Lots No. 149 and 150; thence along the common line of said lots N. 54-40 E. 200 feet to an iron pin at the joint front corner of said lots on the western side of Cannon Circle; thence along the western side of said Circle, S. 35-20 E. 125 feet to an iron pin, the point of beginning.

DERIVATION: Deed of Howard B. Hall and Susan G. Hall, recorded August 25, 1978 in Deed Book 1066 at Page 106.



which has the address of **10 Cannon Circle, Route 14, Greenville, S. C. 29607**  
 (Street) (City)  
 (herein "Property Address");  
 (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 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.