

FILED  
GREENVILLE CO. S. C.  
SEP 22 4 45 PM '78  
LANNIE S. TAYLOR  
CLERK

# MORTGAGE

THIS MORTGAGE is made this 8th day of September, 1978, between the Mortgagor, Richard T. Donald AND FRANCES O. DONALD

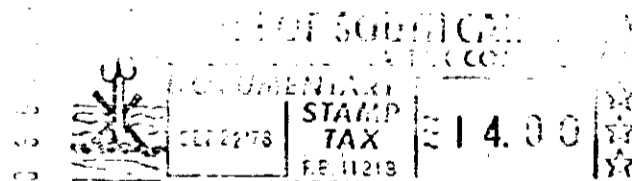
(herein "Borrower"), and the Mortgagee, Home Savings and Loan Association of the Piedmont, a corporation organized and existing under the laws of South Carolina, whose address is 208 East First Avenue, Easley, South Carolina (herein "Lender").

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 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on.....

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 situate, lying and being in the County of Greenville, State of South Carolina, in Oaklawn Township, and being shown and designated on a plat of property of Richard T. Donald by C. O. Riddle, Reg. L. S. #1347, dated March 13, 1978, which is of record in the Office of the Clerk of Court for Greenville County, South Carolina, in Plat Book 6-T, at Page 70, and having the metes and bounds, courses and distances as upon said plat appear; being bounded on the East by a road and property of Wade Donald; on the South by a road and property of Willard E. Darby; on the West and Northwest by other lands of Richard T. Donald and on the Northeast by lands of Wade Donald.

This is a portion of the property conveyed unto Richard T. Donald by Wade Donald by Deed dated January 16, 1976, which is of record in the Office of the Clerk of Court for Greenville County, South Carolina, in Deed Book 1030, at Page 395.



which has the address of Donald Road Pelzer, South Carolina..... (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.

GCTO --- 1 SE22 78 630

4328 RV-2