

FILED
GREENVILLE CO. S. C.

Loan #9904

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MORTGAGE

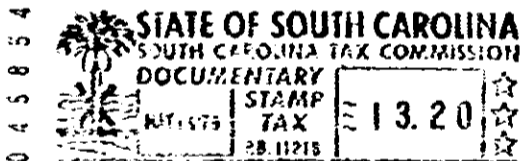
CONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 27th day of April 1979, between the Mortgagor, Maynard Andrew Greene and Diana C. Greene (herein "Borrower"), and the Mortgagee, WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 206 South Main Street, Woodruff, S. C. 29388 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY-THREE THOUSAND AND NO/100 (\$33,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 27, 1979 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2004

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 those certain pieces, parcels or lots of land, situate, lying and being in the State and County aforesaid, in Chick Springs Township, in the City of Greer, on the Southwestern corner of the intersection of Chestnut Avenue and Mt. Vernon Road, being known and designated as Lots Nos. Seventy-three (73) and Seventy-four (74) as shown on plat of Burgess Hills prepared by Piedmont Engineering Service, dated January 21, 1951, which plat is recorded in the R.M.C. Office for said County in Plat Book Y at pages 96 and 97. For a more particular description, reference is hereby specifically made to the aforesaid plat. This is the same property conveyed to Robert C. Bruce by Francis M. Bruce and Sybil V. Bruce by two deeds recorded in said Office on November 15, 1977, in Deed Book 1068 at pages 461 and 462, and the same property conveyed to the Mortgagors herein by Robert C. Bruce by deed to be recorded forthwith in said Office.



which has the address of 105 Mt. Vernon Road Greer, S. C. 29651 (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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