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TURNERSLEY  
S.C.

1485 185

# MORTGAGE

Mortgagee's Mailing Address:

P.O. Box 969  
Greer, S.C. 29651

THIS MORTGAGE is made this 22nd day of October, 1979, between the Mortgagor, Samuel S. Davis and Teresa O. Davis (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-two Thousand Five Hundred and 00/100 (\$42,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 22, 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 October 1, 2009

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 in the County of Greenville, State of South Carolina, situate, lying and being in Chick Springs Township about one (1) mile west of Greer, on the northwestern side of Bent Creek Drive, and being shown and designated as Lot No. 17 on plat entitled "King Acres", dated August 10, 1963, by John A. Simmons, Reg. Surveyor, recorded in Plat Book YY, page 153, R.M.C. Office for Greenville County, and having, according to the said plat, the following metes and bounds, to wit: Beginning at a point on the northwestern side of Bent Creek Drive at the joint front corner of Lots 17 and 18 and running thence S. 87-33 W. 209.4 feet to joint rear corner of Lots 17 and 18; thence running N. 02-08 E. 101.5 feet to joint rear corner of Lots 17 and 13; thence running N. 86-50 E. 214.9 feet to a point on Bent Creek Drive; thence running with Bent Creek Drive S. 4-59 W. 104.7 feet to the point of beginning. For a more full and particular description, reference is hereby specifically made to the aforesaid plat. Said piece, parcel or lot of land was conveyed to the mortgagors herein by Ratterree-James Insurance Agency, Inc., by deed dated October 22, 1979, recorded October 22, 1979, in Deed Book 1113, page 976, R.M.C. Office for Greenville County.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
RECORDED  
OCT 22 1979

which has the address of Bent Creek Drive, Greer, S. C., 29651

(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 seized 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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