

FILED
GREENVILLE CO. S.C.

BOOK 1351 PAGE 699

OCT 21 10 58 AM '75

DENNIS S. TAYLOR, CLERK
REC'D

MORTGAGE

THIS MORTGAGE is made this 17th day of October, 1975, between the Mortgagor, Garner N. Sherlock and Jane S. Sherlock (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of Greenville, S.C. a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Thirty-Six Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 17, 1975 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2005.

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 Greenville County, State of South Carolina, being shown and designated as Lot #430, Del Norte Estates, Section V, plat made by Piedmont Engineers and Architects, dated May 23, 1972 and recorded in the RMC Office for Greenville County in Plat Book 4R at Page 17. According to said plat, the property is more fully described as follows:

BEGINNING at an iron pin on Hudson Road at the joint front corner of Lots Nos. 429 and 430; thence with the joint line of said lots S. 86-52 W. 130.0 feet to an iron pin at the joint rear corner of Lots Nos. 429, 434, 433 and 430; thence with line of Lot 433 S. 3-08 E. 100.0 feet to an iron pin at the joint rear corner of Lots Nos. 430, 431, 432 and 433; thence with Lot No. 431 N. 86-52 E. 130.0 feet to an iron pin on Hudson Road; thence with Hudson Road N. 3-08 W. 100.0 feet to an iron pin, the point of beginning.



which has the address of Hudson Road Greer
[Street] [City]
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 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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