

GREENVILLE CO. S. C.
MAY 4 10 44 AM '76
JAMES S. TAYLORSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 29th day of April, 1976, between the Mortgagor, Walter Choice and Edith Mae Choice

(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 - -SIXTEEN THOUSAND AND NO/100 (\$16,000.00)- - - - - Dollars, which indebtedness is evidenced by Borrower's note dated April 29, 1976 (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, 1996

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: Chick Springs Township, located in the City of Greer and in neighborhood known as Needmore, lying on the west side of Spring Street and on the north side of Short Street, being shown on a plat made for Walter and Edith Mae Choice by H. S. Brockman, Surveyor, dated November 15, 1968, recorded in Plat Book ZZZ, page 103, R.M.C. Office for Greenville County, and having the following courses and distances:

BEGINNING at the corner of Calvary Baptist Church property on the margin of Short Street (iron pin on bank of street at 8 feet from true corner), and runs thence along the margin of Short Street S. 61 E. 118 feet to a nail at intersection with Spring Street; thence with margin of Spring Street N. 8-45 E. 10 feet to an iron pin, and continuing with the margin of said street N. 8-45 E. 129 feet to an iron pin, corner with Geneva Dawkins' lot; thence with that line N. 74-35 W. 95.3 feet to an iron pin; thence S. 17-18 W. 110.5 feet to the beginning, and being all of that property conveyed to Alta Cunningham by Minnie Cunningham by deed dated February 29, 1952, recorded in the R.M.C. Office for Greenville County in Volume 452, page 455.



which has the address of 107 Spring Street, Greer,
(Street) (City)
South Carolina 29651 (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.

0671

4328 RV.2