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GREENVILLE CO. S. C.

BOOK 1372 PAGE 556

JUL 13 10 54 AM '76

MORTGAGE

DONNIE S. TANKERSLEY
R.M.C.

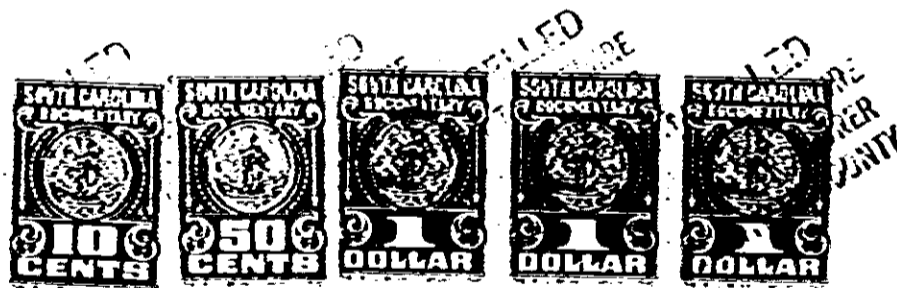
THIS MORTGAGE is made this 12th day of July, 19 76,
between the Mortgagor, Francis C. Berry and Shirley S. Berry
(herein "Borrower"), and the Mortgagee, GREER FEDERAL
SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH
CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of
— NINE THOUSAND AND NO/100 (\$9,000.00) — Dollars, which indebtedness is
evidenced by Borrower's note dated July 12, 1976 (herein "Note"), providing for monthly install-
ments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on
July 1, 1981;

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: north of Travelers Rest, on the northwest side of Glensprings Lane,
containing 3.89 acres, more or less, as shown on a survey for Francis C. and Shirley
S. Berry dated October 27, 1972, by W. R. Williams, Jr., R.L.S., and having,
according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of Glensprings Lane, joint
front corner with Longmeyer, and running thence N. 16-11 W. 344.4 feet to an iron
pin; thence N. 56-22 E. 432.5 feet to an iron pin; thence S. 14-34 E. 502 feet to
an iron pin on the northwest side of Glensprings Lane (said iron pin being 1789 feet
from the center line of Byars Road); thence along and with Glensprings Lane, S. 80-
10 W. 200 feet to an iron pin; thence S. 75-26 W. 200 feet to an iron pin, the point
of beginning.

This is the same property conveyed to mortgagors herein by deed of W. R.
Williams, Sr. and Elisabeth M. Williams recorded in Deed Book 962, page 550,
R.M.C. Office for Greenville County.



which has the address of Route 2, Travelers Rest,
(Street) (City)
South Carolina 29690 (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 improve-
ments 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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