

# MORTGAGE

JAN 24 4 52 PM '78

BONNIE S. TAMMERSLEY  
THIS MORTGAGE is made this 24th day of January, 19 78,  
between the Mortgagor, Benny Jeff Atkins

(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  
- - Thirty-two thousand four hundred (\$32,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2007;

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:

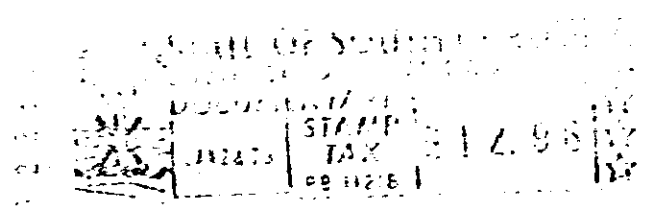
ALL that piece, parcel, or lot of land, situate, lying and being on the northeastern edge of Anderson Ridge Road, Greenville County, South Carolina, being shown and designated as a 1.0 acre tract on a Plat entitled "Property of Benny Jeff Atkins", dated November 7, 1977, prepared by Freeland & Associates, recorded in the RMC Office for Greenville County in Plat Book 6-K, at Page 22, and having, according to said Plat, the following metes and bounds:

BEGINNING at a nail and cap 103.5 feet northwest from the intersection of Circle Road and Anderson Ridge Road, and running thence with the center line of Anderson Ridge Road, N 46-33 W, 222.3 feet to a nail and cap; thence with the center line of a creek as the property line, the traverse of which is 67-10 E, 127.8 feet; thence N 65-42 E, 55.6 feet; thence N 37-35 E, 93.7 feet to an iron pin; thence S 28-02 E, 190.6 feet to an iron pin; thence S 49-30 W, 202.3 feet to a nail and cap on Anderson Ridge Road, the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Rufus B. Atkins and Louise G. Atkins, recorded November 9, 1977, in Deed Book 1068, at Page 178.

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which has the address of Rt. 5, Anderson Ridge Road 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.

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