

FILED
GREENVILLE CO. S. C.

SEP 13 19 58 PM '76

BONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

BOOK 1377 PAGE 592

BOOK 61 PAGE 157

THIS MORTGAGE is made this 10th day of September, 1976, between the Mortgagor, RONALD F. FLEMING AND JANICE T. FLEMING

(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 EIGHT THOUSAND SEVEN HUNDRED AND NO/100 (\$48,700.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 10, 1976 (herein "Note"), providing for monthly installments to the bank property subject to the jurisdiction of the State of South Carolina, by and through Jimmy C. Langston, dated September 10, 1976, recorded in the RMC Office for Greenville County. Ronald F. Fleming conveyed one-half interest to Janice T. Fleming by Deed dated Sept. 10, 1976 and recorded in the RMC Office for Greenville County.

8965
Julie Pender
Jewell W. Henderson

LATIMER & WYLIE
Attorneys at Law
780 E. North St., Suite 3
Greenville, S.C. 29601

SEP 19 1978



which has the address of West Georgia Road, Simpsonville
(Street)
South Carolina 29681 (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.

SOUTH CAROLINA—1 to 4 Family—6/75—FNMA/FHLMC UNIFORM INSTRUMENT

1000
1000
1000

4328 (W-2)