

FILED MORTGAGE  
GREENVILLE CO. S. C.

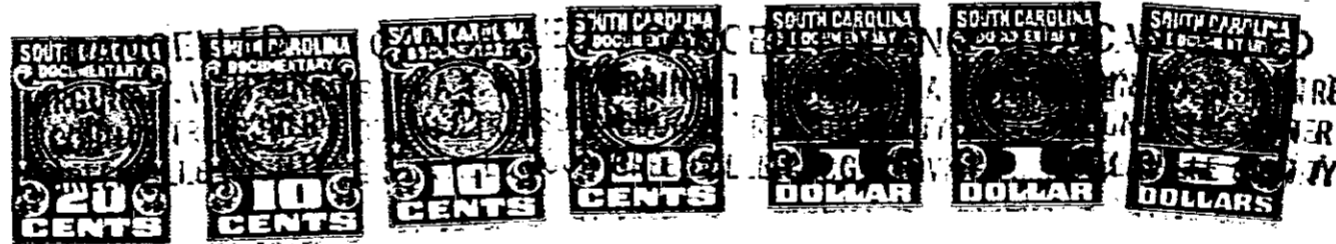
THIS MORTGAGE is made this JUL 1 1 06 PM '76 day of June, 19 76,  
between the Mortgagor, Donald W. Joiner and Linda B. Joiner  
R.H.C. (herein "Borrower"), and the Mortgagee, GREER FEDERAL  
SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH  
CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of ---Nineteen Thousand  
and NO/100--- Dollars, which indebtedness is  
evidenced by Borrower's note dated June 28, 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  
December 1st, 1991;

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: in O'Neal Township, on the western side of S.C. Highway 253, and  
being known and designated as Tract No. 2 on plat of property of J. K. Keller, pre-  
pared by C. O. Riddle, September, 1953, and recorded in the RMC Office for Greenville  
County in Plat Book "EEE" page 77, and having the following metes and bounds, accord-  
ing to said plat, to-wit:

BEGINNING at an iron pin on the western side of S. C. Highway 253 at the joint  
front corner of Tracts 1 and 2 which point is 200 feet southwest from a County Road  
and running thence along the western side of said S. C. Highway 253 N. 9-02 W. 200  
feet to an iron pin; thence along the joint line of Tracts 2 and 3 S. 80-16 W. 414.9  
feet to an iron pin; thence S. 10-30 E. 180 feet to an iron pin; thence along the  
joint line of Tracts 1 and 2, N. 83-04 E. 410 feet to the point of beginning and  
containing 1.80 acres, more or less. TOGETHER with the right of way or easement to use  
the strip of land 50 feet in width lying along the rear of tracts 1 and 2 for  
ingress and egress.

Subject to any and all easements, rights of way or record on on the premises.  
This is that property conveyed to Mortgagor by deed of Paul Butler  
recorded July 1, 1976 in Deed Book 1038 page 951. 5760



which has the address of Highway 253, Mt. View Community, Taylors,  
(Street) (City)  
S. C. 29687 (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 seised 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.