

MAILED  
GREENVILLE, CO. S. C.  
JUL 2 2 57 PM '76  
GADDY & DAVENPORT  
P. O. BOX 10267  
GREENVILLE, S. C.  
BONNIE S. TANKERSLEY  
R.M.C.

BOOK 1371 PAGE 986

# MORTGAGE

THIS MORTGAGE is made this 2nd day of July, 1976, between the Mortgagor, D. Denby Davenport, Jr. (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").

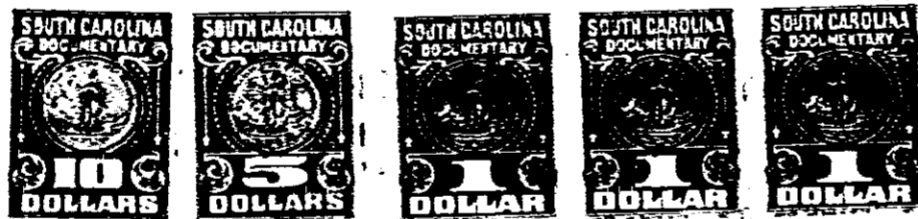
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Five Thousand and No/100 (\$45,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 2, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2002;

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 of that certain piece, parcel or lot of land in the State of South Carolina, Greenville County, City of Greenville, lying on the western side of Pine Forest Drive, and being shown and designated as 1.45 acres on a plat of Property of D. Denby Davenport, Jr., dated August 6, 1975, prepared by Carolina Surveying Co., recorded in the R.M.C. Office for Greenville County in Plat Book 5M, Page 143, and having, according to said plat, the following courses and distances, to-wit:

BEGINNING at a point in Pine Forest Drive and on the line of property belonging to Easley and running thence S. 70-03 W. 168.8 feet (passing an iron pin at 22.1 feet from the beginning point) to an iron pin on the line of property belonging to McKissick; thence with the McKissick line, N. 29-38 W. 297 feet to an iron pin on the line of other property belonging to C. Nelson Garrison; thence with the line of other property belonging to Garrison, N. 66-15 E. 229.8 feet (iron pin back on the line at 22.5 feet) to a point in Pine Forest Drive; thence with Pine Forest Drive, S. 35-36 E. 75 feet to a point; thence continuing with Pine Forest Drive, S. 12-35 E. 237.3 feet to a point, the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed from C. Nelson Garrison, dated August 12, 1975 and recorded in the R.M.C. Office for Greenville County in Deed Book 1022, Page 595.



which has the address of 312 Pine Forest Drive Extension Greenville  
(Street) (City)  
South Carolina 29601 (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.