

SEP 20 11 26 AM '76

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

BOOK 1378 PAGE 179

THIS MORTGAGE is made this 16th day of September 19.76, between the Mortgagor, Gary R. Peahuff and Jo Anne R. Peahuff (herein "Borrower"), and the Mortgagee, WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 206 South Main Street, Woodruff, S. C. 29388 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixteen Thousand and no/100 (\$16,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 16th 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 October 1st 1996;

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 lying, being and situate in Chick Springs Township, County and State aforesaid, about one mile South of the City of Greer, and near the Pleasant Grove Baptist Church, and having the following courses and distances, to-wit: Beginning on an iron pin on the western side of the margin of Wood Drive, and runs thence N.81-35 W.200 feet to an iron pin or post; thence S.19-10 W.88 feet to an iron pin, corner of lot now or formerly owned by Bobby J. Hood and Shirley F. Hood; thence with the line of their lot, S.76-46 E.186 feet to an iron pin on the western margin of Wood Drive; thence with the western margin of Wood Drive N.25-15 E.106 feet to the beginning corner. This being the same property which was conveyed to Billy Watt Garrett and Mary Helen Garrett by Dee A. Wood by deed recorded on October 8, 1960 in the R. M. C. Office for said County in Deed Book 660, page 368. And being the same property which was conveyed to mortgagors herein by Billy Watt Garrett and Mary Helen Garrett by deed which will be recorded forthwith in the said office.



which has the address of 117 Wood Drive, Greer, S. C. 29651 (herein "Property Address");

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 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.

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