

MORTGAGE

MAY 10 2 24 PM '77

THIS MORTGAGE is made this 10th day of May, 1977, between the Mortgagor, Tony L. Eller and Barbara Y. Eller (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").

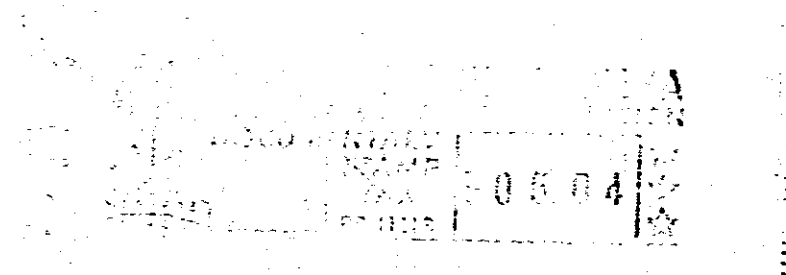
WHEREAS, Borrower is indebted to Lender in the principal sum of Twelve Thousand Six Hundred and No/100 (\$12,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 10, 1977, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 1997;

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 certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in Greenville County, South Carolina, on the northern side of Sevier Court and being known and designated as lot 3 of Sevier Court as shown on a plat thereof prepared by C. C. Jones & Associates, Engineers, dated February 29, 1956, recorded in the RMC office for Greenville County in Plat Book EE at Page 180, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Sevier Court at the joint front corner of lots 3 and 2, and running thence with the line of lots 2 and 1, N.1-50 E., 125 feet to an iron pin at the joint rear corner of lots 3 and 1; thence, S.88-10 E., 65 feet to an iron pin at the joint rear corner of lots 3 and 4; thence with the line of lot 4, S.1-50 W., 125 feet to an iron pin on the northern side of Sevier Court at the joint front corner of lots 3 and 4; thence with the northern side of Sevier Court, N.88-10 W., 65 feet to the point of beginning.

For deed into mortgagors see deed from Evelyn Louise Coleman Hollifield executed and recorded May 10, 1977.



which has the address of Sevier Court 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 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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