

C. TIMOTHY SULLIVAN, JR. 78 10 57 11 17
ATTORNEY

GREER FEDERAL SAVINGS AND LOAN ASSOC.
107 Church St., Greer, S. C. 29651

RONNIE S. TAYLOR, CLERK
MORTGAGE

THIS MORTGAGE is made this 27th day of June, 1977,
between the Mortgagor, Ralph L. and Janice H. Miller

(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 Twenty-four thousand Three Hundred Dollars (\$24,300.00) Dollars, which indebtedness is evidenced by Borrower's note dated 6/27/77 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 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 that certain piece, parcel or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 58 and a portion of Lot 59, as shown on a plat of Westmoreland Circle, which plat is recorded in the RMC Office for Greenville County, S.C., in Plat Book T at pages 198-199 and having, according to said plat metes and bounds, to wit:

LOT 58:

BEGINNING at the intersection of Lanford Street and Bennett Avenue, running thence N. 4-35 E., 142.5 feet to an iron pin, corner of Lot No. 59, thence N. 85-20 W., 197.8 feet to an iron pin on Green St., thence S. 13-45 W., 15 feet to Bennett St., thence S. 52-40 E., 237.3 feet to point and place of beginning.

PORTION, LOT 59:

BEGINNING at a stake on the west side of Lanford Street, joint corner of lots 58 and 59, and running thence with the common line of lots 58 and 59, N. 87-50 W., 190 feet to a stake or iron pin, joint corner of said two lots, and being on the east side of Green or Brannon Street; thence with the east side of this street, N. 13-00 E., 13.2 feet to an iron pin, new corner; thence a new line, S. 87-50 E., 188.7 feet to an iron pin, new corner on the west side of Lanford Street; thence with the west side of Lanford Street; S. 3-20 W., 13 feet to the beginning corner.

Being the same property conveyed to Mortgagors herein by deed of Vance Jackson and Rosetta Jackson, dated June 27, 1977, and recorded in the RMC Office for Greenville County, S.C., in Deed Book 1059, at Page 403.

which has the address of 301 Lanford Street, Greer, S. C. 29651

(Street)

(City)

South Carolina 29651 (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 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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