

Mail To: 107 Church Street
Greer, SC 29651

PLEASE MAIL 9 12 21 PM '77
E. S. TANKERSLEY
MORTGAGE

300 1406 43522

THIS MORTGAGE is made this ninth day of August, 19 77,
between the Mortgagor, George M. and Ella L. Trout
(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").

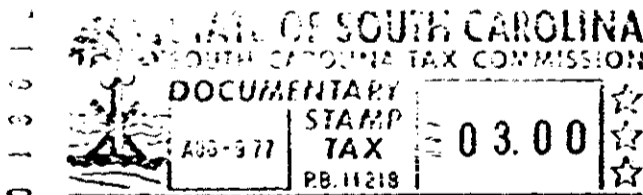
WHEREAS, Borrower is indebted to Lender in the principal sum of ---Seven Thousand Five Hundred and no/100ths (\$7,500.00)--- Dollars, which indebtedness is evidenced by Borrower's note dated August 9, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 1992

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 constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the south side of Carolina Avenue, in the City of Greer, Greenville County, and being Lot No. 21 of Development No. 2, Victor Monaghan Company, Division of J. P. Stevens & Co., Inc., Greer Plant, by Dalton and Neves, Engineers, April, 1947, recorded in Plat Book "P" at Page 119 in the R.M.C. Office for Greenville County, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the southern side of Carolina Avenue at the joint front corner of Lots Nos. 20 and 21 and running thence along the common line of said lots, S. 35-21 W. 170 feet to an iron pin on the northern side of a ten-foot alley; thence, along the northern side of said alley, S. 54-39 E. 105 feet to an iron pin at the joint rear corner of Lots Nos. 21 and 22; thence, along the common line of the last mentioned lots, N. 35-21 E. 170 feet to an iron pin on the southern side of Carolina Avenue, at the joint front corner of said last mentioned lots; thence, along the southern side of Carolina Avenue, S. 54-39 W. 105 feet to an iron pin, the beginning corner.

This is the same property conveyed to the Mortgagors herein by deed of M. M. Rector and Fannie C. Rector recorded September 14, 1960, in Deed Book 658 at Page 540 in the R.M.C. Office for Greenville County, South Carolina.



which has the address of 109 Carolina Avenue Greer
(Street) (City)
SC 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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