

SEP 16 1 53 PM '77

MORTGAGE

REC-1410 PAGE 76

DONNIE S. TANKERSLEY
R.M.C.

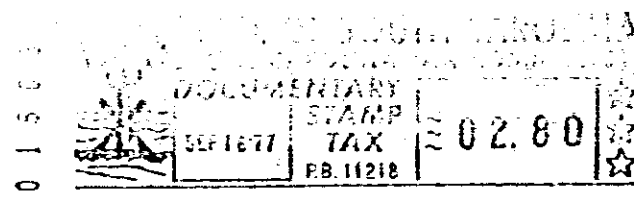
THIS MORTGAGE is made this 16th day of September 1977, between the Mortgagor, Ronald G. Eichel

(herein "Borrower"), and the Mortgagee, TRAVELERS REST FEDERAL SAVINGS & LOAN ASSOCIATION, a corporation organized and existing under the laws of South Carolina, whose address is P. O. Box 455, Travelers Rest, S. C. 29686, Main St. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seven Thousand and No/100 (\$7,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 1, 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 September 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: in Oaklawn Township, designated as one (1) acre, more or less, on a plat made by J. C. Hill, Reg. Surveyor-805, same being duly of record in the Office of the RMC for Greenville County in Plat Book LLL at Page 7, having such shape, metes, courses and distances as will more fully appear by reference unto said plat as follows: BEGINNING at a point and running S. 69-45 E. 220 feet to an iron pin; thence S. 4 W. 140.6 feet to an iron pin; thence N. 83 W. 172.2 feet to an iron pin; thence N. 2 W. 212 feet to the beginning point. Said property being bounded by the property of James L. Creamer and Marie R. Creamer and the Richey Property. ALSO: All that certain lot of land in Oaklawn Township, Greenville County, South Carolina, situated on the West side of Richey Road and being a small triangular lot of the Richey homeplace and having the following courses and distances according to a survey and plat made by J. C. Hill, Surveyor, dated August 13, 1965, to-wit: BEGINNING at a point on the Southwest corner of said lot, the Henry L. Ross corner; thence along Ross line, N. 4.00 E. 140.6 feet to point in corner of lot; thence along Richey Road, S. 12-15 E. 200 feet to point in center of road; thence N. 83-00 E. 57.8 feet to the beginning corner. Bounded on the East by Richey property, on the South by Creamer, and the West by Ross and being part of Tract No. 2, described in Deed of Federal Land Bank of Columbia to H. W. Richey dated August 13, 1936, recorded in the RMC Office for Greenville County in Deed Book 152 at Page 12. ALSO: All that tract or lot of land in Oaklawn Township Greenville County, South Carolina near the branch waters of Reedy River, bounded by lands of H. W. Richey on the North and East and by other lands of Luther L. Ross on the South and West and having the following metes and bounds: BEGINNING at an iron pin (formerly a maple) and thence running S. 4.00 W. 176 feet to an iron pin; thence along other property of Henry L. Ross, N. 69 3/4 W. 220 feet to an iron pin; thence still along other property of Henry L. Ross, N. 4.00 E. 176 feet to an iron pin in the line of H. W. Richey; thence along the Richey Line, S. 69 3/4 E. 220 feet to an iron pin at the beginning corner, containing slightly more than one (1) acre, and being a portion of a 73 acre tract belonging to Luther L. Ross and shown on a plat made by W. M. Nash, R. S. on June 2, 1941.

This being the same property acquired by the Mortgagor herein by deed of Roy Satterfield and Ola Mae Satterfield of even date to be recorded herewith.



which has the address of Box 380, Route 3, Richey Road Pelzer, South Carolina 29669 (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 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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