

P. O. Box 969
Greer, S. C. 29651

GREENVILLE, S. C.

OCT 19 3 30 PM '77

DONNE C. TANKERSLEY

MORTGAGE

BOOK 1413 PAGE 312

THIS MORTGAGE is made this 18th day of October, 1977, between the Mortgagor, James C. Lanford and Linda G. Lanford (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 Sixteen Thousand and no/100- (\$16,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 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 October 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:

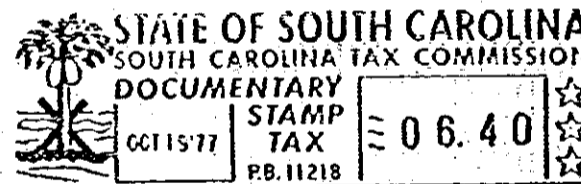
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All that piece, parcel or lot of land, situate, lying and being on the southern side of Amy Lane, near the City of Greenville in the County of Greenville, State of South Carolina, and known and designated as Lot No. 219, Section 6, of a subdivision known as Colonial Hills, plat of which is recorded in the RMC Office for Greenville County in Plat Book WWW, at page 12, and, according to said plat, has the following metes and bounds, to wit:

BEGINNING at an iron pin on the southern side of Amy Lane, at the joint front corner of Lots 219 and 220, and running thence S. 11-40 E., 222.9 feet to an iron pin; running thence S. 73-31 W., 100.35 feet to an iron pin at the joint rear corner of Lots Nos. 218 and 219; running thence with the joint line of said lots, N. 11-45 W. 231.3 feet to an iron pin on the southern side of Amy Lane; running thence with the southern side of Amy Lane, N. 78-20 E., 100 feet to an iron pin, point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Herbert E. Rudd, dated April 12, 1969, recorded April 15, 1969 in the RMC Office for Greenville County in Deed Book 866, at page 77.

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which has the address of 10 Amy Lane 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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