

GREENVILLE COUNTY
1978

1440-016

MORTGAGE

THIS MORTGAGE is made this 8th day of August, 1978, between the Mortgagor, Harold Allen (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 Thirty Six Thousand, Four Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 8, 1978 (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, 2008.

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 piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being on the southwestern side of Windemere Drive, in Greenville County, South Carolina, being known and designated as Lot No. 30 on a plat entitled Map No. 2 Cherokee Forest, made by Dalton & Neves, dated October 1956, recorded in the RMC Office for Greenville County, South Carolina in Plat Book EE at page 190 and 191, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Windemere Drive at the joint corners of Lots Nos. 29 and 30; and running thence with the common line of said lots, S. 73-01 W 236.9 feet to an iron pin in the rear line of Lot No. 74; thence along the common line of Lots Nos. 30, 72, 73 and 74, S. 41-30 E., 244.2 feet to an iron pin at the joint rear corner of Lots Nos. 30 and 31; thence along the common line of said lots, N. 56-30 E., 198.1 feet to an iron pin on the southwestern side of Windemere Drive; thence along the southwestern side of Windemere Drive, N. 36-20 W., 100.1 feet to an iron pin; thence continuing along the southwestern side of Windemere Drive, N. 33-30 W., 73.3 feet to an iron pin, the point of BEGINNING.

The above described property is the same conveyed to the mortgagor herein by deed of John W. Matthews, Jr. and Joy R. Matthews, to be recorded herewith.

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which has the address of 113 Windemere Drive Greenville, South Carolina 29615 (herein "Property Address");
(Street) (City)
(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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