

65-100 S.C.
1979
RSLEY

1419
Mortgagee's Address:
PO Bx 969
Greer, SC 29651

MORTGAGE

THIS MORTGAGE is made this 5th day of September, 1979, between the Mortgagor, **WILLIE VALDEZ and JUNE A. VALDEZ** (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 **FORTY THOUSAND AND NO/100 (\$40,000.00)** Dollars, which indebtedness is evidenced by Borrower's note dated **September 5, 1979** (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on **March 1, 2009**

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 lot of land situate on the southwestern side of Dogwood Lane being shown as Lot No. 2 on a plat of the property of James Arrowood dated April 1979, prepared by Webb Surveying and Mapping Company, recorded in Plat Book 7-F at page 9 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Dogwood Lane at the joint front corner of Lot 1 and Lot 2 and running thence with Dogwood Lane N 39-27 W 151.37 feet to an iron pin; thence S 33-36 W 292.92 feet to an iron pin; thence S 55-10 E 135 feet to an iron pin at the joint rear corner of Lot 1 and Lot 2; thence with Lot 1 N 35-50 E 251.44 feet to the point of beginning and containing 0.877 acres.

This is the same property conveyed to the mortgagors by deed of James B. Arrowood, recorded May 18, 1979 in Deed Book 1102 at page 863 in the RMC Office for Greenville County.

WILLIE VALDEZ
JUNE A. VALDEZ
1979

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which has the address of **Lot 2 - Dogwood Lane** **Greenville**
(Street) (City)
S. C. 29607 (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 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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