

FILED
GREER CO. S. C.
OCT 2 11 PM '79
DOWN
TAMMERSLEY
R.M.C.

MORTGAGE

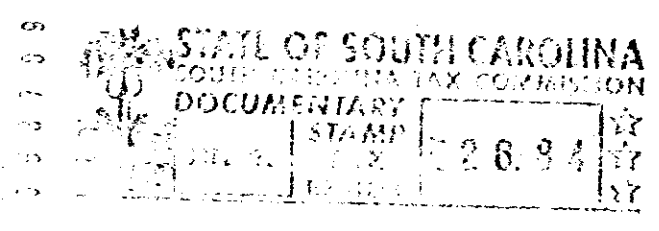
THIS MORTGAGE is made this first day of October, 1979, between the Mortgagor, Andrew L. Abrams and Karen K. Abrams (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-seven Thousand Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 1, 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 October 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: being shown and designated as Lot Number 121 on plat of Devenger Place, Section 2, prepared by Dalton & Neves, Engineers, dated October 1973, recorded in Plat Book 5-D at Page 8 of the RMC Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the northeastern side of Longstreet Drive at the joint front corners of Lots 120 & 121 and running thence along Longstreet Drive, N 47-08 W 80 feet to a point at the joint front corner of Lots 121 & 122; thence, N 46-49 E 253.2 feet to a point; thence, S 11-58 E 160.5 feet to a point; thence running along the common line of Lots 120 & 121, S 66-04 W 174.2 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Bernard and Alexiane A. Puard recorded on even date herewith.



GCTO --- 100*279 1276 4.0001

which has the address of 324 Long Street, Greer, South Carolina 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 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.

4328 RV-2