

NOV 12 12 35 PM '75

BOOK 1353 PAGE 391

# MORTGAGE

THIS MORTGAGE is made this 7th day of November, 1975, between the Mortgagor, Hulon B. Howard

(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 - - - - - TWENTY THOUSAND FIVE HUNDRED AND NO/100 (\$20,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 7, 1975 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2001

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: O'Neal Township, about three miles north of the City of Greer, lying on the north side of Mosteller Drive, being all of Lots Nos. 2 and 3 as shown on a plat of subdivision known as HOLLIDAY HILL, made by John A. Simmons, Registered Surveyor, on August 5, 1961, recorded in Plat Book RR, page 91, R.M.C. Office for Greenville County, and having the following courses and distances, to-wit:

BEGINNING on an iron pin on the north side of said street, joint front corner of Lots Nos. 1 and 2 on said plat, and runs thence with the common line of Lots Nos. 1 and 2, N. 6-15 W. 186.9 feet to an iron pin on the line of the E. R. Minus property; thence with that line, S. 76-33 W. 307.6 feet to an iron pin, joint corner of Lots Nos. 3 and 4; thence with the line of Lot No. 4, S. 6-15 E. 148.6 feet to an iron pin on the margin of Mosteller Drive; thence with the margin of said street N. 83-45 E. 305.2 feet to the beginning corner.

Said property is subject to restrictive and protective covenants contained in instrument recorded in Deed Book 673, page 163, R.M.C. Office for Greenville County.

This being the same property conveyed to mortgagor in Deed Book 1025, page 605, R.M.C. Office for Greenville County.

5.8.20



which has the address of Route 7, Mosteller Drive, Greer,  
(Street) (City)  
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.

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