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GREENVILLE CO. S. C.

BOOK 1353 PAGE 649

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CONNIE S. TANKERSLEY  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 14th day of November, 1975, between the Mortgagor, Earnestine Gamble Gray (herein "Borrower"), and the Mortgagee, Home Savings and Loan Association of the Piedmont, a corporation organized and existing under the laws of South Carolina, whose address is 208 East First Avenue, Easley, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Thousand Four Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on

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 certain piece, parcel or lot of land, with all buildings and improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, and being shown and designated as Lot No. 3 on a plat entitled "Plat 2 of B.F. Crenshaw" recorded in the RMC Office for Greenville County in Plat Book LL at page 142, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Welcome Road at the joint front corner of Lots Nos. 2 and 3 and running thence with the joint line of said lots S30-19W, 140 feet to an iron pin; thence S59-41E, 80 feet to an iron pin at the joint rear corner of Lots Nos. 3 and 4; thence with the joint line of Lots Nos. 3 and 4, N30-19E, 140 feet to an iron pin on the southwestern side of Welcome Road; thence with the southwestern side of Welcome Road, N59-41W, 80 feet to an iron pin to the point of beginning.



which has the address of 17 East Welcome Road Greenville, South Carolina 29611 (herein "Property Address");

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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