

GREENVILLE CO. S.C.  
27 10 27 1975

# MORTGAGE

1334 629

THIS MORTGAGE is made this **26th** day of **November**, 19 **75**,  
between the Mortgagor, **Charles H. Hendrix and Ellouise F. Hendrix**  
(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 - - - - -  
- **SEVENTEEN THOUSAND AND NO/100 (\$17,000.00)** - - - - - Dollars, which indebtedness is evidenced by Borrower's note dated **November 26, 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 **November 1, 1990**

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**: **Greenville Township, near the City of Greenville, being known and designated as a portion of Lot No. 23, Section 1, of subdivision known as LAKE FOREST, as shown on plat of said subdivision recorded in the R.M.C. Office for Greenville County in Plat Book GG at page 17, and also a portion of property of E. D. Cobb, and according to a recent survey by T. C. Adams, Engineer, having the following retes and bounds, to-wit:**

BEGINNING at an iron pin on the southeast side of Stonewall Lane at the joint front corner of Lots Nos. 22 and 23, and the point of beginning being 117 feet to Lake Fairfield Drive, and running thence with the line of Lot No. 22, S. 16-56 E. 123.6 feet to a fence post corner; thence with the line of Lot No. 21, S. 15-33 W. 84 feet to an iron pin in the Cobb property; thence a new line through Cobb property, S. 79-33 W. 45 feet to an iron pin; thence with another new line through Cobb property and extending with new line through Lot No. 25, N. 28-24 W. 169.4 feet to an iron pin on Stonewall Lane; thence with said Stonewall Lane N. 68-31 E. 5 feet to an iron pin; thence continuing with Stonewall Lane N. 64-02 E. 72 feet to an iron pin; thence still continuing with Stonewall Lane, N. 59-23 E. 49 feet to the beginning corner.

This being the same property conveyed to mortgagors by deed of **W. Lewis Stover** recorded in Deed Book **569**, page **317**, R.M.C. Office for Greenville County.



which has the address of **3 Stonewall Lane, Lake Forest, Greenville,**  
(Street) (City)  
**South Carolina** (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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