FILED
GREENVILLE CO. S. C.
JAN 2 10 05 AM '76
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1357 PAGE 235

MORTGAGE

THIS MORTGAGE is made this 29th day of December, 19 75, between the Mortgagor, Larry T. Whitener and Nancy B. Whitener (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 - - - - - - - - - - - - - Thirty-one Thousand and Two Hundred and no/100 - - - - - Dollars, which indebtedness is evidenced by Borrower's note dated December 29, 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 June 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:

All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State and County aforesaid, near Pelham, being shown on plat prepared for Gordon Smith by H. S. Brockman, Surveyor, November 25, 1931, and re-surveyed by J. Q. Bruce, Surveyor, on September 7, 1967, containing 1.05 acres, and being designated on said plat as a part of Tract No. 3.

BEGINNING at a nail in center of Pelham Road that leads from Pelham to Greer, and running thence S. 82-50 W. 50 feet to an iron pin on branch; thence with the branch as the line, S. 87-10 W. 161 feet to an iron pin; thence N. 3 W. 215 feet to iron pin; thence N. 87 E. 210 feet to a nail in the said Old Greer Pelham Road; thence up the center of said Road, S. 3 E. 210 feet to the point of beginning.

Plat recorded in Plat Book YYY, at page 117-B.

This is the same property conveyed to the mortgagors herein by Gordon Smith by deed recorded in Deed Book 850, page 129, R. M. C. Office for Greenville County.

which has the address of Pelham Road, Route #5 (Street) Greer (City)
South Carolina 29651 (State and Zip Code) (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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