

JAN 5 10 45 AM '76

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

BOOK 1357 PAGE 300

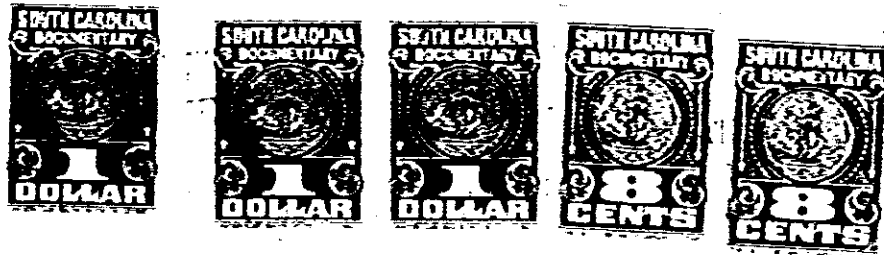
THIS MORTGAGE is made this _____ day of January, 19 76 ,
between the Mortgagor, **Hattie S. Cohen**

(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
- - **SEVEN THOUSAND NINE HUNDRED AND NO/100 (\$7,900.00)** - - Dollars, which indebtedness is evidenced by Borrower's note dated **January 2, 1976** (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on **January 1, 1986**

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: **in Greenville Township, near the corporate limits of the City of Greenville, in Tax District No. 235, and being known and designated as Lot No. 67 of a subdivision of the Village of Mills Mill as shown on a plat thereof made by Piedmont Engineering Service of Greenville, S. C., in June of 1954, and recorded in the R.M.C. Office of Greenville County in Plat Book GG at pages 60 and 61, and having such metes and bounds, courses and distances as shown thereon, reference thereunto being had. The house on this lot is known as No. 1-2 Circle Street. This lot is shown on the Township Block Book at Sheet 106, Block 19, Lot 19.**

The above described property being the same conveyed to mortgagor by deed of **Patricia King Eudy, formerly Patricia Ann King**, to be recorded herewith.



which has the address of **1 Lake Circle,** **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.

0300

4328 RV-23