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DONNIE S. TANKERSLEY  
R.H.C.

# MORTGAGE

THIS MORTGAGE is made this 7th day of January, 1976, between the Mortgagor, Charles D. Strange

(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-THREE THOUSAND EIGHT HUNDRED & NO/100 (\$23,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 7, 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, 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: on the south side of a fifty-foot road, about three miles northwest of Greer, in Oneal Township, and having the following courses and distances:

BEGINNING at an iron pin on the south side of said road and which iron pin is at the northeast corner of the Charles Strange lot as shown on plat prepared by H. S. Brockman, Reg. Surveyor, dated December 15, 1965, and which plat is recorded in Plat Book GGG, page 416, R.M.C. Office for Greenville County; and running thence with the south side of said road S. 85-28 W. 139 feet, more or less, to Lot No. 5 of the R. B. Mason Estate property as shown on plat prepared by H. S. Brockman, Reg. Surveyor, dated June 14, 1956, and which plat has been recorded in the R.M.C. Office for Greenville County in Plat Book LL, page 195, and running thence with the easterly property line of said Lot No. 5, S. 2-34 W. 250 feet, more or less, to the new Duke Power Tower Line right of way as shown on the first above mentioned plat; thence with said Duke Power Tower Line right of way N. 88-28 E. 137 feet, more or less, to the Mrs. Marie M. Strange property line as shown on the first above mentioned plat; thence N. 3-57 E. 272 feet to the beginning point.

This being a part of the property which was conveyed to mortgagor herein by Marie M. Strange by deed dated December 20, 1965, and recorded in Volume 801, page 199, R.M.C. Office for Greenville County, and being all of the property which was conveyed to mortgagor herein by Marie M. Strange by said deed dated December 20, 1965, which lies on the north side of the said new Duke Power Tower Line as shown on said plat and which was conveyed to Marie M. Strange by R. B. Mason by deed recorded in Volume 191, page 325, R.M.C. Office for Greenville County. For a more particular description, see the aforesaid plats.



which has the address of Route 7, Cherry Lane, Greer, South Carolina 29651 (herein "Property Address");  
(Street) (City)  
(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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