

FILED
GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
R.M.C.

BOOK 1360 PAGE 882

MORTGAGE

THIS MORTGAGE is made this 24th day of February, 1976, between the Mortgagor, Patricia J. Flanagan, formerly Patricia J. Phillips, (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 THOUSAND TWO HUNDRED AND NO/100(\$20,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 24, 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 March 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: Town of Simpsonville, Austin Township, on the north side of Aspenwood Drive, being shown as Lot No. 198 on plat of Section III of Westwood Subdivision, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-N, page 30, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Aspenwood Drive at the joint corner of Lots Nos. 197 and 198, and runs thence along the line of Lot No. 197, N. 0-21 W. 140 feet to an iron pin; thence N. 89-39 E. 86 feet to an iron pin; thence along Lot No. 199, S. 0-21 E. 140 feet to an iron pin on the north side of Aspenwood Drive; thence along Aspenwood Drive S. 89-39 W. 86 feet to the beginning corner.

This being the same property conveyed to mortgagor by deed recorded in Deed Book 941 at page 509, R.M.C. Office for Greenville County.

S. 8.08



which has the address of 107 Aspenwood Drive, Westwood, Simpsonville,
(Street) (City)
South Carolina 29681 (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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