

FILED
GREENVILLE CO. S. C.
APR 26 10 41 AM '76
DORRIS S. TANKERSLEY
R.M.C.

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MORTGAGE

THIS MORTGAGE is made this 25th day of March 1976 between the Mortgagor, R. Wayne Holmes and Sandra M. Holmes (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association a corporation organized and existing under the laws of United States of America whose address is 1500 Hampton Street Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-three Thousand and Seven Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 25, 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, 2006.

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 _____ State of South Carolina:

All that certain piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 176 on plat of Pineforest, recorded in Plat Book QQ ar pages 106 and 107 and having the following courses and distances:

Beginning at an iron pin on Greentree Road, joint front corner of Lots 175 and 176 and running thence, S. 78-26 W. 178.4 feet to an iron pin at the rear corner of said lots; thence along the rear of lot 176, N. 4-38 W. 80 feet to an iron pin at joint rear corner of Lots 176 and 177; thence along the joint line of said lots, N. 65-35 E. 178.4 feet to an iron pin on Greentree Road; thence with said Road, S. 14-58 E. 40 feet to an iron pin and S. 4-38 E. 80 feet to the point of beginning.



which has the address of Route 6, Greentree Road, Greenville, S. C. (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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