

MAR 31 12 17 PM '76

BOOK 1363 PAGE 688

DONNIE S. TANKERSLEY  
MORTGAGE

THIS MORTGAGE is made this 26th day of March 1976, between the Mortgagor, Lyle A. Stanley and Ann E. Womble (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 Thirty Nine Thousand One Hundred Fifty and no/100 (\$39,150.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 26, 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 April 1, 1996

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 the City of Greenville, on the north side of East Earle Street and being a portion of the lot shown on Plat of property of C.P. Ballenger recorded in the RMC Office for Greenville County in Plat Book "F", at Page 191, and having the following metes and bounds, to-wit:

BEGINNING at a point on East Earle Street, corner of lot heretofore conveyed by Blanche O. Hammond to Campbell and running thence with Earle Street N. 71-25 W. 60 feet, more or less, to lot now or formerly owned by Fraser; thence running with the line of Fraser lot N. 18 E. 141 feet; thence S. 71-25 E. 60 feet, more or less, to point in line of Campbell lot; thence running with Campbell lot S. 18-20 W. 138 feet to the beginning corner.



which has the address of 15 East Earle Street Greenville South Carolina 29609 (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 seised 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.

8  
8  
0 6 8 0

4328 (IV-2)