

GREENVILLE, S. C.

APR 22 4 12 PM '76

1065-008

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 21st day of April, 1976, between the Mortgagor, Southland Properties, Inc.,

(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-five thousand and no/100ths~~ (\$25,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 21, 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, 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 _____ State of South Carolina:

All that piece, parcel or lot of land situate, lying and being on the northerly side of Birchbark Drive, near the City of Greenville, South Carolina, being known and designated as Lot No. 37 on plat of Section 2, Parkdale, as recorded in the RMC Office for Greenville County, South Carolina in Plat Book BBB at Page 121 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northerly side of Birchbark Drive, said iron pin being the joint front corner of Lots 37 and 38 and running thence with the common line of said Lots, N 27-57 W 160 feet to an iron pin at the joint rear corner of Lots 37 and 38; thence running S 62-03 W 85 feet to an iron pin at the joint rear corner of Lots 36 and 37; thence running with the common line of said Lots, S 15-20 E 158.3 to an iron pin on the northerly side of Birchbark Drive; thence with the northerly side of Birchbark Drive, N 68-11 E 50 feet to an iron pin; thence continuing with said Drive, N 62-03 E 69.9 feet to an iron pin, the point of beginning.



which has the address of 16 Birchbark Drive, 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.

4328 (RV-2)