

DONNIE S. TAMMERSLEY
MORTGAGE

THIS MORTGAGE is made this 7th day of May, 1976, between the Mortgagor, William Roger Ware and Lorraine B. Ware, 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 SEVEN THOUSAND FIVE HUNDRED AND NO/100 (\$7,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 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 May 1, 1986

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: Chick Springs Township, on the northeast side of Virginia Avenue, near the Town of Greer, and being known and designated as Lot No. 34 on plat of Development No. 2, Victor-Monaghan Company, Division of J. P. Stevens & Co., Inc., Greer Plant, prepared by Dalton & Neves, Engineers, April, 1947, and recorded in the R.M.C. Office for Greenville County in Plat Book P at page 119, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side of Virginia Avenue, at the joint front corner of Lots Nos. 33 and 34, and running thence with said Virginia Avenue, N. 54-39 W. 105 feet to an iron pin at the joint front corner of Lots Nos. 34 and 35; thence with the joint line of Lots Nos. 34 and 35, N. 35-21 E. 170 feet to an iron pin on a 10-foot alley; thence with said alley S. 54-39 E. 105 feet to an iron pin at the joint rear corner of Lots Nos. 33 and 34; thence running with the joint line of Lots Nos. 33 and 34, S. 35-21 W. 170 feet to an iron pin on Virginia Avenue, the beginning corner.

This property is subject to the restrictive covenants which are recorded in the R.M.C. Office for Greenville County in Deed Volume 310 at page 417, reference to which is hereby made.



which has the address of 202 Virginia Avenue, 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 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.

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