

MAY 12 9 47 AM '76  
DENNIS S. TANNERSLEY  
R.H.C.

# MORTGAGE

THIS MORTGAGE is made this 11th day of May, 1976  
between the Mortgagor, Allen G. Arms and Jackie S. Arms  
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 00/100 (\$25,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 11, 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, 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:

ALL that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, near Greer, South Carolina, containing one (1) acre according to a plat prepared for Allen Arms by Webb Surveying and Mapping Co., December, 1975, which plat is recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book 5Q, at Page 15, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Groce Meadow Road (Mayes Bridge Road), which iron pin lies 520 feet, more or less, northwest of the intersection of Groce Meadow Road and Bull Road (Groce Meadow Road), and running thence S. 49-43 W. 270.5 feet to an iron pin; thence N. 38-32 W. 161.4 feet to an old iron pin; thence S. 49-31 E. 246.5 feet to an old iron pin; thence N. 6-01 W. 28.7 feet to an old iron pin on the southwestern side of Groce Meadow Road; thence with said road, S. 39-46 E. 182 feet to the beginning corner.



which has the address of Route 1, Taylors, South Carolina 29637  
(Street) (City)  
(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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