

JUL 6 12 26 PM '76

BOOK 1372 PAGE 79

DONNIE S. TANKERSLEY  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 2nd day of July, 1976,  
between the Mortgagor, Francis J. Horger and Mary N. Horger  
(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 Nineteen Thousand One Hun-  
dred and No/100 (\$19,100.00) Dollars, which indebtedness is  
evidenced by Borrower's note dated July 2, 1976 (herein "Note"), providing for monthly install-  
ments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on  
July 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 certain piece, parcel or lot of land, with all improvements thereon,  
or hereafter constructed thereon, situate, lying and being in the State of  
South Carolina, County of Greenville, running eastward from the St. Mark Road  
about one mile northward from Chick Springs, and being shown as Lots Nos. 45  
and 46 of the W. B. Williams property according to survey and plat of H. L.  
Dunahoo, Surveyor, dated January 21, 1947, recorded in Plat Book Q, Page 129,  
in the R.M.C. Office for Greenville County, and having the following courses and  
distances:

BEGINNING at an iron pin on the north side of the County road, corner of Lots  
Nos. 44 and 45, and running thence along the line of said lots, N. 20-00 W.  
150 feet to the rear corner of Lot No. 9; thence along the line of Lots Nos. 8  
and 9, S. 63-30 W. 100 feet to the rear corner of Lot No. 3; thence along the  
rear line of Lots Nos. 3, 2 and 1, S. 20-10 E. 150 feet to the north side of  
said road, thence N. 59-20 E. 100 feet to the beginning corner.

This is the same property conveyed to the mortgagors by deed of Fred W. Lister and  
Nancy S. Lister  
dated 2nd day of July, 1976, to be recorded herewith.



which has the address of Williams Rd. Taylors  
(Street) (City)  
S.C. 29687 (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 improve-  
ments 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.

30700

4328 IV-2J