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GREENVILLE CO. S. C.  
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DONNIE S. TANKERSLEY  
R.M.C.

BOOK 1374 PAGE 992

# MORTGAGE

THIS MORTGAGE is made this 10th day of August 1976, between the Mortgagor, Sidney L. Cline and Betty G. Cline (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 Fifty-One Thousand and No/100ths Dollars, which indebtedness is evidenced by Borrower's note dated August 10, 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 July 1, 2006.

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 situate, lying and being in the State of South Carolina, County of Greenville located on the western side of Bachman Court being shown and designated as Lot 179 on a plat entitled Chanticleer, Section V by Webb Surveying and Mapping Company dated July, 1970, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4F, Page 41 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the western side of Bachman Court at the joint front corner of Lots 180 and 179 and running thence with the common line of said lots, S. 22-35 W. 141.5 feet to a point in the line of property now or formerly of Greenville Country Club; thence with the line of said property, S. 40-26 E. 111 feet to a point at the joint rear corner of Lots 178 and 179; thence with the common line of said lots, N. 39-20 E. 153.6 feet to a point on the western side of Bachman Court; thence with the western side of said Bachman Court, N. 50-04 W. 150 feet to the point of beginning and being the same property conveyed to the mortgagors herein by deed of Chanticleer Real Estate Co. dated August 10, 1976, recorded in the RMC Office for Greenville County, South Carolina.



which has the address of 6 Bachman Court, Greenville, South Carolina 29605 (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.

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