

FILED
GREENVILLE CO. S. C.
SEP 22 10 11 AM '76
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 21st day of September, 19 76,
between the Mortgagor, Horace V. Arms and Edna Faye 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 FOURTEEN THOUSAND THREE HUNDRED AND NO/100 (\$14,300.00) dollars, which indebtedness is evidenced by Borrower's note dated September 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 September 1, 1996;

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; situate, lying and being in the State of South Carolina, County of Greenville, containing one acre, more or less, situated on the north side of McElhaney Road and the east side of a driveway or dirt road, near Cunningham Lake, about four miles northward from the City of Greer, and having courses and distances according to a survey and plat of the property of T. M. Kemp by C. F. Webb, Surveyor, dated June 6, 1967, as follows, to-wit:

BEGINNING at a nail in the center of McElhaney Road, southeast corner of the intersection with the driveway or dirt road, and running thence along center of McElhaney Road, S. 77-50 E. 100 feet to a nail in the center of the road; thence N. 0-20 W. 40.2 feet to an iron pin; thence N. 20-49 E. 331.7 feet to an iron pin; thence S. 89-40 E. 117.1 feet to an iron pin; thence S. 0-20 E. 100 feet to an iron pin; thence N. 77-50 W. 100 feet to an iron pin on the east side of the driveway or dirt road; thence along the east side of the same, S. 0-20 E. 250 feet to the beginning corner.

This is the same property conveyed to the mortgagors by deed of T. M. Kemp dated June 12, 1967, and recorded in Deed Book 822 at page 519 R. M. C. Office for Greenville County.

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which has the address of Route 3, McElhaney Road, Greer,
(Street) (City)
South Carolina 29651 (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 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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