

MORTGAGE

THIS MORTGAGE is made this 29th day of November, 1976, between the Mortgagor, Jo Ann Green McAbee

(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 -----SIXTEEN THOUSAND FIVE HUNDRED AND NO/100 (\$16,500.00)----- Dollars, which indebtedness is evidenced by Borrower's note dated November 29, 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 December 1, 1991

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, Oneal Township, on the west side of State Highway No. 14 (Mosteller Road), about two miles northward from the City of Greer, and being Lots Nos. 14 and 15 of the B. W. Burnett property according to survey and plat recorded in Plat Book B, page 81, R.M.C. Office for Greenville County, and having the following courses and distances, to-wit:

BEGINNING at a point in the center of State Highway No. 14 at the joint front corner of Lots Nos. 13 and 14, and running thence with the joint line of said lots, S. 62-08 W. 282.1 feet to an iron pin in the rear line of Lot No. 8; thence with the rear line of Lots Nos. 6, 7 and 8, N. 64-45 W. 231 feet to an iron pin at the corner of Lot No. 16; thence with the line of said lot, N. 60-10 E. 397.5 feet to a point in the center of the highway; thence with said highway S. 35-03 E. 200 feet to the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of Alvin W. Green and Paul M. Wood recorded in Deed Book 847, page 278, dated June 20, 1968, and recorded on June 25, 1968, in the R.M.C. Office for Greenville County.



which has the address of Highway 14, Route 6, 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 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.