

FILLED
GREENVILLE CO. S. C.

JAN 12 12 28 PM '77

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

1987 REC 189

THIS MORTGAGE is made this _____ day of **January** 10th, 19 **77**,
between the Mortgagor, **Joseph Martin Price and Drenda Margaret Gibson**
(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").

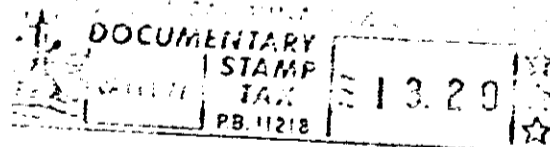
WHEREAS, Borrower is indebted to Lender in the principal sum of **Thirty Three Thousand (\$33,000.00)** Dollars, which indebtedness is evidenced by Borrower's note dated **January 10, 1977** (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, 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: **O'Neal Township, located about four miles North from Greer, S. C., on the Northern side of the Gap Creek Road and being shown on plat of property made for Drenda M. Gibson by Terry T. Dill, surveyor, dated 11-12-76 and being recorded in deed book 1046 page 787, Greenville County R. M. C. Office and having the following metes and bounds, to wit:**

Beginning at a pin in center of Gap Creek Road, corner of property of Darwin H. Gibson, which point is 395 feet southeast from Old Highway No. 14 and running thence N. 41-50 E., 34 feet to pin on the northern side of said road, thence on the same course for a total distance of 191 feet to pin; thence S. 76-25 E., 331.6 feet to old iron pin; thence S. 41-50 W., 348 feet to the center of Gap Creek Road; thence along the center of said road, N. 46-10 W., 275 feet to the beginning corner and containing 1.69 acres, more or less. This is the same conveyed to the within mortgagors by Darwin H. Gibson by deed recorded Nov. 24, 1976 in deed book 1046 page 786, Greenville County R. M. C. Office.

176 JAN 12 1977

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which has the address of **Rt. 2, Gap Creek Road, Greer, S. C., 29651**
(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 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.