

GREENVILLE CO. S.C.

1392 591

MORTGAGE

THIS MORTGAGE is made this 25th day of March, 1977, between the Mortgagor, Wallace G. Merck

(herein "Borrower"), and the Mortgagee, Home Savings and Loan Association of the Piedmont, a corporation organized and existing under the laws of South Carolina, whose address is 208 East First Avenue, Easley, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty One Thousand and 00/100's (\$31,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 25 years from date

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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, near the City of Greenville, shown as Lot 134 on plat of Riverdale made by Dalton and Neves, Engineers, dated July 1957 and recorded in the RMC Office for Greenville County in Plat Book KK at Page 107 and having, according to said plat, the following metes and bounds:

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BEGINNING at an iron pin on the South side of Riverview Drive at the joint front corner of Lots 133 and 134 and running thence with the line of Lot 133 South 16-51 West 192 feet to an iron pin; thence running South 76-01 East 100.06 feet to iron pin; thence with line of Lot 135 North 16-51 East 187 feet to an iron pin on the Southern side of Riverview Drive; thence running along the Southern side of Riverview Drive North 73-09 West 100 feet to the BEGINNING corner."

This is the identical property conveyed to Wallace G. Merck by George F. Von Edwins and Esterleen F. Von Edwins by deed recorded February 7, 1975 in Book of Deeds 1034 at Page 829 in the RMC Office for Greenville County, South Carolina and by corrective deed of George F. Von Edwins and Esterleen F. Von Edwins to Wallace G. Merck to be recorded herewith.

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which has the address of Lot No. 134, Riverdale Subdivision, near City of Greenville, (Street) (City) (herein "Property Address"); (State and Zip Code)

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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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