

FILED
GREER FEDERAL SAVINGS and Loan Association
107 Church Street
Greer, SC 29651

BOOK 1395 PAGE 351

BONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 20th day of April, 1977, between the Mortgagor, Lillie Mae Smith

(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--Five Thousand Five Hundred and no/100ths (\$5,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 20, 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 April 1, 1984;

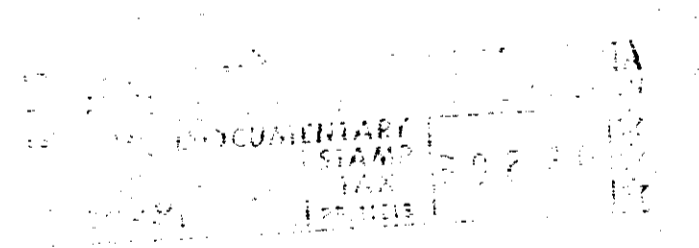
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 tract of land near Pleasant Hill Church, in Highland Township, said County and State, and designated as Tract No. 5 on a Plat of the lands of the Estate of J. W. Moon, deceased, prepared by H. S. Brockman, Surveyor, March 10, 1938, and having the following metes and bounds:

BEGINNING at a stake at the intersection of a branch and the Weldon Black land line, and running thence S. 57-20 E. 789 feet to a stake; thence, S. 3-05 W. 938 feet to stone; thence, S. 55-45 E. 300 feet to iron pin on the Dill Mill Road; thence, with said Road N. 70-40 E. 400 feet to point in said Road; thence, N. 79 E. 156.5 feet to iron pin; thence, N. 15-30 W. 840 feet to a stake; thence, N. 32-30 W. 650 feet to a stake at the intersection of branch and old field road; thence, with the branch S. 53 W. 150 feet to a stake then continuing with branch S. 77-30 W. 255 feet to the beginning corner, and containing twelve and ten one-hundredth (12.10) acres; less two tracts previously conveyed.

DERIVATION: See deed of Clarence E. Atkins to Lillie Mae Smith and Marcie Wood recorded on February 9, 1976 in the R.M.C. Office for Greenville County. Also, see deed of Master in Equity for Greenville County conveying all of Marcie Wood's one-half undivided interest to Lillie Mae Smith, to be recorded herewith. This mortgage is made in order to purchase Marcie Wood's one-half (1/2) interest in this property.

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which has the address of Route 2, Pink Dill Mill Road Greer
(Street) (City)
S. C. 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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