

APR 26 2 47 PM '77

DONNIE S. YANNERSLEY
R.M.C.

MORTGAGE

BOOK 1395 PAGE 603

RECORDED

THIS MORTGAGE is made this 20th day of April, 19 77,
between the Mortgagor, Carroll A. Bailey and Sharron G. Bailey
(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").

RECORDED

WHEREAS, Borrower is indebted to Lender in the principal sum of
THIRTY-THREE THOUSAND AND NO/100 (\$33,000.00) 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 October 1, 2006;

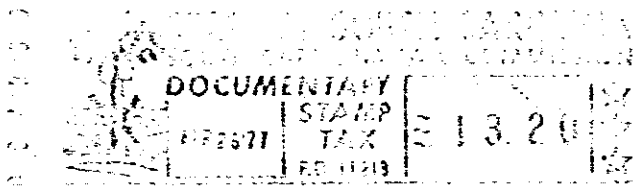
RECORDED

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 piece, parcel or lot of land in Highland Township, County of Greenville, State of South Carolina, located on the eastern side of New State Highway No. 14, near Skyland School and being shown on plat of property made for Carroll A. and Sharron G. Bailey by Tri-State Surveyors (John A. Simmons), dated December 15, 1976, recorded in Plat Book 6-B at page 14, R.M.C. Office for Greenville County, and having the following courses and distances, to-wit:

BEGINNING at a pin or new corner on the western edge of said highway and running thence across the said highway and along line of property now or formerly of Crawford Mills S. 60-11 E. 446 feet to old pin; thence with Melvin W. Bailey S. 27-30 W. 300 feet to new corner; thence N. 59-57 W. 423.5 feet along Melvin Bailey and crossing said highway to new corner; thence along the western edge of the right of way of New State Highway No. 14, N. 23-11 E. 300 feet to the beginning corner, and containing 2.98 acres, more or less. Property includes highway right of way and is subject to highway right of way.

This being the same property conveyed to mortgagors by deed of Melvin W. Bailey and Vyril Burnett Bailey dated December 20, 1976, and recorded March 23, 1977, in Deed Book 1053 at page 247, R.M.C. Office for Greenville County.



which has the address of Route 2, Highway 14, 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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