

F. LEO
GREENVILLE CO. S. C.
MAY 2 4 03 PM '77
BONNIE S. TANKERSLEY
R.M.C.

BOOK 1396 PAGE 339

MORTGAGE

THIS MORTGAGE is made this 29th day of April, 1977, between the Mortgagor, GERARD H. DHUR AND SYLVIA M. DHUR (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 Twenty Nine Thousand Four Hundred Fifty and No/100 (\$29,450.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 29, 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, 2007;

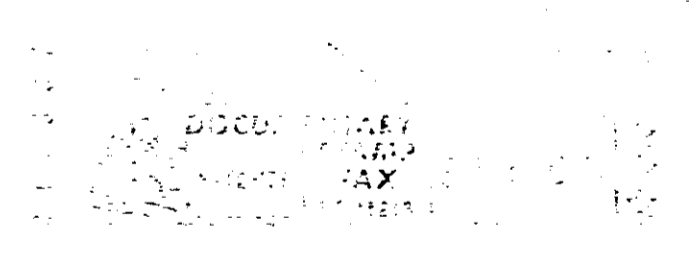
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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: being known and designated as Lot 42, Plat of Homestead Acres, recorded in the R.M.C. Office for Greenville County in Plat Book RR, Page 35, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Havenhurst Drive, joint front corner of Lots 42 and 43 which iron pin is 214.7 feet in a northeasterly direction from the intersection of Homestead Drive and Havenhurst Drive, and running along Havenhurst Drive N. 65-00 E., 90 feet to an iron pin, joint corner of Lots 41 and 42; thence S. 25-00 E., 175 feet to an iron pin, joint rear corner of Lots 41 and 42; thence S. 65-00 W., 90 feet to an iron pin, joint rear corner of Lots 42 and 43; thence N. 25-00 W., 175 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors by deed of John A. Boudoucies and Clary C. Boudoucies recorded in the R.M.C. Office for Greenville County on ~~April 29, 1977~~ in Deed Book 1055, Page 828. May 2, 1977

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which has the address of 109 Havenhurst Drive Taylors
(Street) (City)
South Carolina 29687 (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.

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