

GREENVILLE CO. S. C.

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BENJAMIN S. TANKERSLEY  
R.M.C.

1441 155

# MORTGAGE

THIS MORTGAGE is made this 14th day of August, 1978, between the Mortgagor, J. Scott and Gail C. Robertson

(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 and NO/100 (\$33,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 14, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2008

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:

On the Northeast side of Snow Road and being shown and designated as Lot #13 on Plat of Section Two, Woodmont Estates, made by C. O. Riddle, RLS and recorded in the Greenville County RMC Office in Deed Book 5D at Page 70 and having, according to said plat, the following description:

BEGINNING at an iron pin on the right of way of Snow Road, joint front corner of lots 12 and 13; and running thence with the line of lot 12, N. 43-55 E. 400 feet to an iron pin; thence S. 71-20 E. 193.5 feet to an iron pin, joint rear corner of lots 13 and 14; thence with the line of lot 14, S. 43-55 W. 482.5 feet to an iron pin on Snow Road; thence with the right of way of Snow Road, N. 46-05 W. 175 feet to the point and place of beginning.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights of way which are a matter of record and/or actually existing on the ground affecting the above-described property.

This being the same property conveyed to the Mortgagor by deed of Vance B. Drawdy, et al to John Scott Robertson and Gail C. Robertson, dated December 2, 1977, and recorded December 3, 1977 in the RMC Office for Greenville County, South Carolina, in Deed Book 1070 at page 509.



which has the address of Lot #13, Snow Street Pelzer,  
(Street) (City)  
South Carolina 29669 (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.

RETURN TO: DOBSON  
DOBSON

RES 16

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