

FILED  
GREENVILLE CO. S. C.  
SEP 2 2 14 PM '75  
DEWITT S. TAYLOR  
CLERK

# MORTGAGE

BOOK 1347 PAGE 707

THIS MORTGAGE is made this 2nd day of September 1975, between the Mortgagor, Perry Lee Garvin and Betty Faye Garvin (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of Greenville, S.C., a corporation organized and existing under the laws of the United States of America whose address is 301 College Street, Greenville, South Carolina, 29602, (herein "Lender").

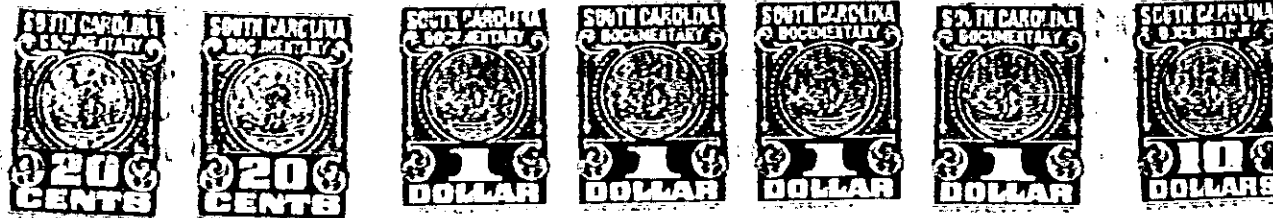
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-six Thousand and no/100 (\$36,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 2nd, 1975 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2005

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 Greenville County, State of South Carolina located on the Northern side of Hudson Road and being designated as Lot No. 1 of Addition to Pilgrims Point as shown on a plat prepared by Aaron M. Thompson, surveyor, said plat being dated March 19, 1974, and recorded in the R.M.C. Office for Greenville County in Plat Book 4-X at page 683 and according to said plat having the following metes and bounds to wit:

BEGINNING at an iron pin on the Northern side of Hudson Road at the joint corner of property now or formerly belonging to L.W. McCrary; thence N. 81-55 W. 50 feet to an iron pin; thence N. 85-54 W. 211.7 feet to an iron pin; thence S. 17-50 E. 199.1 feet to an iron pin on the northern side of Hudson Road; thence with Hudson Road N. 50-05 E. 212.8 feet to the point of beginning.

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which has the address of Hudson Road, Greenville, S.C. 29607 (herein "Property Address");

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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