

SEP 10 10 02 AM '76 MORTGAGE

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 9th day of September, 1976, between the Mortgagor, Larry B. Pirkle and Linda S. Pirkle (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 - - - - -
- EIGHTEEN THOUSAND FIVE HUNDRED AND NO/100 (\$18,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 9, 1976, (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, 1997;

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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the Northwest side of Bob White Lane and on the West side of Meridian Avenue, near the city of Greenville, in Greenville County, S. C. being shown as Lot No. 100 on plat of Super Highway Home Sites, made by Dalton & Neves, Engineers, May 1946, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book "P", at page 53, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of Bob White Lane, at joint front corner of Lots 100 and 101 and running thence along the line of Lot 101 N. 32-05 W. 175.8 feet to an iron pin; thence N. 36-20 E. 30 feet to an iron pin; on the West side of Meridian Avenue; thence with the West side of Meridian Avenue S. 2-0 W. 41.6 feet to an iron pin; thence along the curve of Meridian Avenue and Bob White Lane (the chord being S. 27-50 W. 52.8) to an iron pin on the Northwest side of Bob White Lane; thence along the Northwest side of Bob White Lane, S. 53-39 W. 99.7 feet to beginning corner.

This being the same property conveyed to mortgagors by deed of Jack R. Tyner dated June 30, 1972, recorded in Deed Book 948 at page 455, R.M.C. Office for Greenville County.



which has the address of 105 Bob White Lane, Taylors, South Carolina 29687 (herein "Property Address");
(Street) (City)
(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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