

SEP 23 3 21 PM '77

# MORTGAGE

DONNIE S. TANKERSLEY

**THIS MORTGAGE** is made this **23rd** day of **September**, 1977, between the Mortgagor, **James Wilbur Greyard and Charlene B. Greyard** (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").

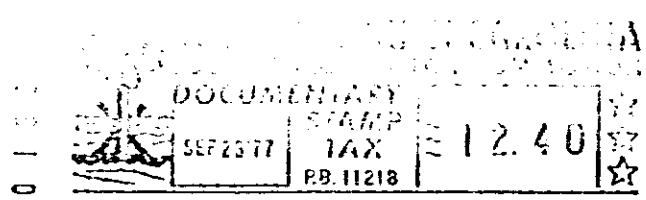
WHEREAS, Borrower is indebted to Lender in the principal sum of **Thirty-one Thousand and No/100 (\$31,000.00)** Dollars, which indebtedness is evidenced by Borrower's note dated **September 23, 1977** (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on **September 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:

All that lot of land on the northwest side of Friartuck Road, in the City of Greenville, County of Greenville, State of South Carolina, being shown as Lot No. 54 on plat of Sherwood Forest, made by Dalton & Neves Engineers, August 1951, recorded in the RMC Office for Greenville County, S. C., in Plat Book "GG", at pages 1 and 2 (also recorded in Plat Book "BB", at pages 30 and 31) and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of Friartuck Road, at the joint front corner of Lots 53 and 54 and running thence with the line of Lot 53, N 48-56 W 199.1 feet to an iron pin; thence N 32-42 E 92 feet to an iron pin; thence with the rear line of Lots 28, 55 and 56, S 43-31 E 213.6 feet to an iron pin on the northwest side of Friartuck Road; thence with the northwest side of Friartuck Road S 41-04 W 70 feet to the beginning corner.

This is the identical property conveyed to the mortgagors herein by deed of Donald K. Davis and Glynda Sue B. Davis, recorded September 23, 1977, in Deed Book 1065, page 369.



which has the address of **8 Friartuck Road** **Greenville**  
(Street) (City)  
**S. C.** (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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