

FILED
GREENVILLE CO. S. C.

BOOK 1436 PAGE 734

MORTGAGE

JUN 30 8 59 AM '78

JOHN S. TANKERSLEY

THIS MORTGAGE is made this 30th day of June, 1978

between the Mortgagor, Mitchell I. Taub and Leigh A. Taub
(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 Six Hundred and NO/100--- Dollars, which indebtedness is evidenced by Borrower's note dated June, 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 first day of June, 2003;

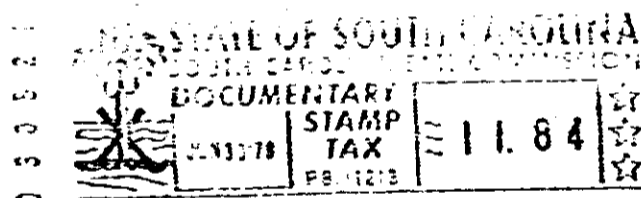
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 and lot of land, situate, lying and being in the City of Greer, County of Greenville, State of South Carolina, and on the West Side of Davenport Avenue and having the following courses and distances, to-wit:

BEGINNING on Mrs. F. G. James line on the west side of Davenport Avenue and running thence N. 73 3/4 W. approximately 119 feet to point on lot to be conveyed to Brown; thence as rear line along rear line of Brown; thence N. 16 1/2 E. 72 feet to point on lot to be conveyed to Brown; thence S. 73 3/4 E. approximately 119 feet to west side of Davenport Avenue; thence with Davenport Avenue, S. 16 1/2 W. 72 Feet to beginning corner.

This conveyance is subject to all restrictions, easements, rights-of-way appearing on the property and/or of record.

This is that same property conveyed to mortgagor by deed of Curtis Tillotson, et-al to be recorded herewith.



GCTO -----3 JUN30 78 804

which has the address of 105 Davenport Avenue, Greer,
(Street) (City)
S. C. 29651 (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.

3-65CI

0764

4328 RV-2