

FILED  
GREENVILLE CO. S. C.

OCT 11 10 52 AM '77

# MORTGAGE

BOOK 1412 PAGE 560

DONNIE S. TANKERSLEY  
R.M.C.

THIS MORTGAGE is made this 11th day of October, 19 77,  
between the Mortgagor, James Roger Moon  
(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").

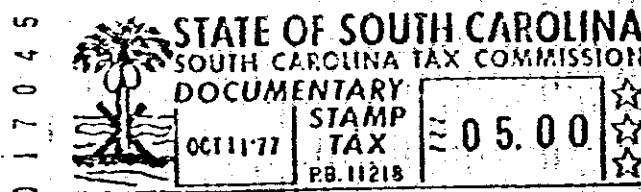
WHEREAS, Borrower is indebted to Lender in the principal sum of ---Twelve Thousand Five  
Hundred and NO/100--- Dollars, which indebtedness is  
evidenced by Borrower's note dated October 11, 1977 (herein "Note"), providing for monthly install-  
ments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on  
first day of October, 1992;

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 Chick Springs Town-  
ship, County of Greenville, State of South Carolina, located just North from Greer,  
S. C., on Preston Drive and being shown as lot number T16-2-35.1 on Greenville County  
Block Books and having the following courses and distances, to-wit:

BEGINNING on an iron pin on the east side of said street, corner with lot now or  
formerly of H. P. Strickland and runs thence with the Strickland lot or line, N. 85  
E., 189.3 feet to an iron pin by cluster of oaks; thence N. 21-30 W., 158.5 feet to  
an iron pin on the east back of said street; thence along the east side of said  
street S. 8-15 E., 150.8 feet to the beginning corner.

This is that same property conveyed to mortgagor by deed of McClimon & Hill,  
Inc. to be recorded herewith.

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



which has the address of Preston Drive, 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 improve-  
ments 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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