

OCT 26 4 03 PM '77

DONNIE S. TANKERSLEY  
R.M.C.

BOOK 1413 PAGE 929

# MORTGAGE

THIS MORTGAGE is made this 25th day of October, 1977, between the Mortgagor, Ivester Properties

\_\_\_\_\_, (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twelve Thousand Four Hundred and No/100ths Dollars, which indebtedness is evidenced by Borrower's note dated October 25, 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 November 1, 1992

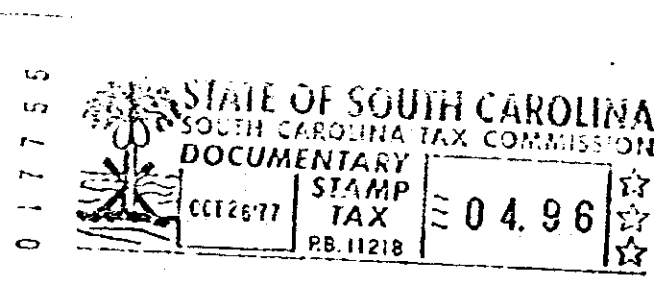
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 situate, lying and being on the Southern side of Crosby Circle in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 148 on a plat entitled "Paramount Park", prepared by Piedmont Engineering Service, dated July, 1949, revised September 25, 1951, recorded in the R.M.C. Office for Greenville County in Plat Book W at Page 57 and having according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Southern side of Crosby Circle at the joint front corner of Lots Nos. 148 and 149 and running thence with the line of Lot No. 149 S. 13-24 W. 189.9 feet to an iron pin; thence S. 50-30 E. 54.2 feet to an iron pin; thence N. 64-00 E. 79.5 feet to an iron pin at the joint rear corner of Lots Nos. 147 and 148; thence with the line of Lot No. 147 N. 3-24 W. 179.3 feet to an iron pin on the Southern side of Crosby Circle; thence with the Southern side of Crosby Circle N. 85-00 W. 58.7 feet to the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of David S. Simmons and Shirley S. Simmons dated October 25, 1977 and recorded in the R.M.C. Office for Greenville County in Deed Book 1067 at Page 305 on October 26, 1977.

S A I N T S C O  
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which has the address of 312 Crosby Circle 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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