

P. O. Box 10148  
Greenville, S. C. 29603

FILED  
GREENVILLE CO. S.C.  
NOV 10 3 02 PM '77  
MORTGAGE  
BONNIE S. TANKERSLEY

BOOK 1415 PAGE 460

THIS MORTGAGE is made this 10th day of November 1977 between the Mortgagor, Walter Simister, IV and Cynthia A. Simister (herein "Borrower"), and the Mortgagee, Federal Savings & Loan Association, a corporation organized and existing under the laws of the State of South Carolina whose address is P. O. Bpx 10148 Greenville, South Carolina (herein "Lender").

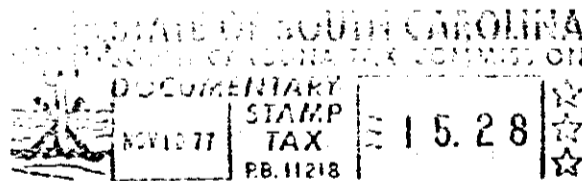
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-eight thousand two hundred Dollars, which indebtedness is evidenced by Borrower's note dated November 10, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 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 certain piece, parcel, or lot of land, situate, lying and being on the eastern side of Cunningham Road, near the City of Greenville, Greenville County, South Carolina, being shown and designated as Lot 5 and a small portion of Lot 6, Block A, Section 1, of Property of ALVIN B. HOOD, which plat is recorded in the RMC Office for Greenville County in Plat Book WWW, at Page 2, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Cunningham Road at the joint corner of Lots 4 and 5 and running thence with the joint line of said Lots, N 85-59 E, 191.6 feet to an iron pin; running thence N 11-06 E, 96 feet to an iron pin at the joint rear corner of Lots 5 and 6; running thence with the rear line of Lot 6, N 05-38 E, 5 feet to an iron pin; running thence along a new line through Lot 6, N 87-32 W, 171.4 feet to an iron pin on the eastern side of Cunningham Road; running thence with said Road, S 05-20 E, 5 feet to an iron pin at the joint front corner of Lots 5 and 6; thence continuing with said Road, S 00-41 W, 115 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Henry G. Ballenger, Jr. and Mary J. Ballenger, dated November 10, 1977, to be recorded simultaneously herewith.



which has the address of 10 Cunningham Road, Taylors, S. C. 29687 (Street) (City) (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.

1 NO10 77 1036

3.50C1

4326 RV-23

0 4 6 0