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GREENVILLE CO. S. C.

MORTGAGE

BOOK 1415 PAGE 817

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DONNIE S. TANKERSLEY

F.H.F.

THIS MORTGAGE is made this 12th day of October 1977, between the Mortgagor, Fred H. Fancher/and Janet W. Fancher (herein "Borrower"), and the Mortgagee, TRAVELERS REST FEDERAL SAVINGS & LOAN ASSOCIATION, a corporation organized and existing under the laws of _____, whose address is P. O. Box 455, Travelers Rest, S. C. 23. S., Main St. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand and NO/100 (40,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 12th, 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 _____;

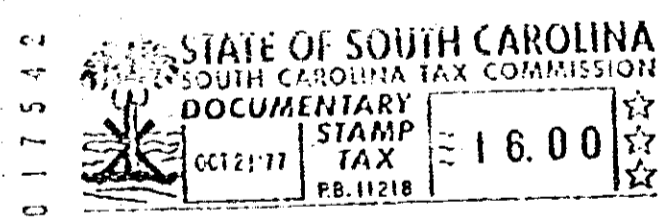
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in Greenville County, State of South Carolina, Paris Mountain Township, on the northesstern side of Old White Horse Road, and being more particularly described according to a plat entitled "Property of Fred H. Fancher and Janet W. Fancher," prepared by Terry T. Dill, RLS, dated June 7th, 1977, and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book "6F", at Page 45, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Old White Horse Road, which iron pin is approximately 200 feet from the joint front corner of property of the Grantor and Alvin F. Wynn, and running thence N. 47-30 E. 373 feet to an iron pin in the center of a Duke Power Company right-of-way; thence, running with the center of said right-of-way, S. 27-33 E. 182.2 feet to an iron pin; thence S. 47-07 W. 348.8 feet to an iron pin on the northeastern sdie of Old White Horse Raod; thence with Old White Horse Road, N. 35-23 W. 180 feet to an iron pin, the point of beginning and containing 1.5 acres.

This is the same property conveyed to Fred H. Fancher, Jr. and Janet W. Fancher by Charles F. Wynn which deed is recorded in the R.M.C. Office for Greenville County in Deed Book 1059, at Page 373, dated June 24th, 1977.

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which has the address of Route #3, White Horse Road, Greenville, S. C. 29611 (herein "Property Address");

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.

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