

GREENVILLE 00 00
01 2 1977
MORTGAGE -- 1417 on 213

THIS MORTGAGE is made this 30 day of November, 1977, between the Mortgagor, **Howard C. Griffith & Nancy M. Griffith** (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").

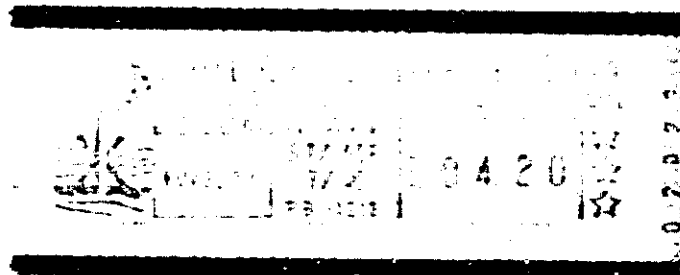
WHEREAS, Borrower is indebted to Lender in the principal sum of **Ten Thousand Five Hundred & 00/100 (\$10,500.00)** Dollars, which indebtedness is evidenced by Borrower's note dated **November 30, 1977** (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on **November 1, 1989**

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 tract of land, located, lying and being in Greenville County, South Carolina, in Butler Township located approximately one mile northwest from Cross Roads Church on the eastern side of Anderson Ridge Road and on the southern side of Circle Road and shown on a plat entitled "Survey for Howard and Nancy Griffith" by Wolfe & Huskey, Inc., dated April 29, 1977, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the approximate center of Circle Road and running thence S. 15-11 W. 265 feet to an iron pin; thence S. 42-21 E. 175 feet to an iron pin; thence S. 56-15 W. 342.7 feet to an iron pin; thence N. 42-21 W. 175 feet to an iron pin; thence N. 54-51 E. 274.4 feet to an iron pin; thence N. 15-11 E. 268.7 feet to a point in the approximate center of Circle Road; thence along Circle Road N. 64-10 E. 66.3 feet to the point of beginning.

This is a portion of the property conveyed to the Mortgagors herein by Deed of Harold C. Griffith & Edna B. Griffith dated May 30, 1977 and recorded in the R.M.C. Office for Greenville County in Deed Book 122 at Page 122.



which has the address of **Route 5, Circle Road** **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 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.