

MORTGAGE

1418 530

THIS MORTGAGE is made this 13th day of December, 1977 between the Mortgagor, Hiram J. Springle and Mary E. Springle

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 29601, herein Lender.

WHEREAS, Borrower is indebted to Lender in the principal sum of - -THIRTY-ONE THOUSAND AND NO/100 (\$31,000.00)- - - Dollars, which indebtedness is evidenced by Borrower's note dated December 13, 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 December 1, 2008

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, situate, lying and being in the State of South Carolina, County of Greenville, near the City of Greenville, being known and designated as Lot No. 256, Plat of Belle Meade, Section 3, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book GG at page 187, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Marlboro Drive, joint front corner of Lots 256 and 257, and running thence with the joint line of said lots, N. 64-20 E. 140.1 feet to an iron pin at the joint rear corner of Lots 256 and 257; thence with the rear line of Lot 256, N. 19-31 W. 60.15 feet to an iron pin; thence continuing with the rear line of Lot 256, N. 35-05 W. 35.9 feet to an iron pin at the joint rear corner of Lots Nos. 255 and 256; thence with the joint line of said lots S. 58-10 W. 140.1 feet to an iron pin on the eastern side of Marlboro Drive, joint front corner of Lots 255 and 256; thence with the eastern side of Marlboro Drive S. 24-01 E. 80 feet to the point of beginning.

This property is subject to any restrictions, reservations, zoning ordinances, or easements that may appear of record, on the recorded plat(s), or on the premises.

This being the same property conveyed to mortgagors by deed of Greer Federal Savings and Loan Association dated December 13, 1977, to be recorded herewith.

which has the address of 115 Marlboro Drive, Belle Meade, Greenville, South Carolina 29601 (Street, City, State and Zip Code) 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 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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