

MORTGAGE

THIS MORTGAGE is made this 28th day of December, 1977, between the Mortgagor, **Margaret Ann Vaughn**

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 ---Thirty Thousand Four Hundred and NO/100--- Dollars, which indebtedness is evidenced by Borrower's note dated December 28, 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 first day of December, 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 piece, parcels of lot of land in the City of Greer, Chick Springs Township of Greenville County, State of South Carolina, lying in the corner of the southeast intersection of Vandiventer Drive and Pine Street, shown as lot numbers Two (2) and Three (3) on a plat of property made for Mrs. Evelyn Gentry by R. S. Brockman, Surveyor, April 12, 1941 and recorded in Plat Book (F) at page 3, R.M.C. Office for Greenville County and having the following courses and distances, to-wit:**

BEGINNING at the southeast corner of junction of said street, and runs thence with the east side of Pine Street, S. 2-45 W., 150 feet to stake, corner of Lot No. 1 on said Plat; thence with dividing line of Lots Nos. 1 and 2, S. 89-12 E., 150 feet to an iron pin; thence N. 2-45 E., 150 feet to stake on edge of Vandiventer Drive; thence with the South side of this street N. 89-12 W., 150 feet to the beginning corner.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances easements and rights-of-way appearing on the property and/or of record.

This is that same property conveyed to mortgagor by deed of Mattie Burnett to be recorded herewith.

which has the address of **Vandiventer & Pine Streets, Greer**

S. C. 29651

(State and Zip Code)

(Street)

(City)

(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.

SOUTH CAROLINA—1 to 4 Family—6-75—ENMA FILING UNIFORM INSTRUMENT

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