

FILED GREENVILLE CO. S. C. MORTGAGE

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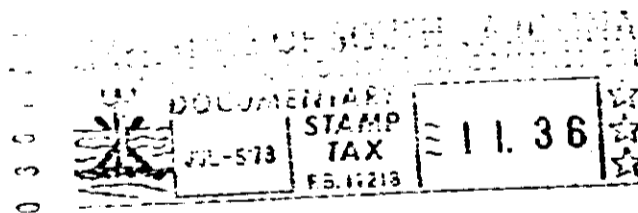
THIS MORTGAGE is made this 30 day of June, 19 78, between the Mortgagor, Alan B. Rice and Wanda C. Rice (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-eight Thousand Three Hundred Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 30, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 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: being shown and designated as Lot Number 246 on plat of Colonial Hills, Section 6, recorded in Plat Book WWW at Pages 12 and 13 of the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Creighton Street at the joint front corner of Lots 245 & 246 and running thence said street, S 73-25 W 100 feet to the joint front corner of Lot 247; thence turning and running with the common line of said lots, N 16-35 W 199.9 feet; thence turning and running, N 73-31 E 100 feet to the joint rear corner of Lots 246 & 245; thence turning and running along the common line of said lots, S 16-35 E 200.1 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Arlie E. Keefer, Jr. and Ana Rose R. Keefer dated June 30, 1978 and recorded on even date herewith.



which has the address of 607 Creighton Street, Taylors, South Carolina 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 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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