

P. O. Box 969  
Greer, S. C. 29651

FILED  
GREENVILLE CO. S. C.  
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R.M.C.

BOOK 1437 PAGE 249

# MORTGAGE

THIS MORTGAGE is made this 5th day of July, 19 78,  
between the Mortgagor, Ralph John Cimperman and Anna Mae Cimperman  
(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-three Thousand Five Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 5, 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 July, 2003;

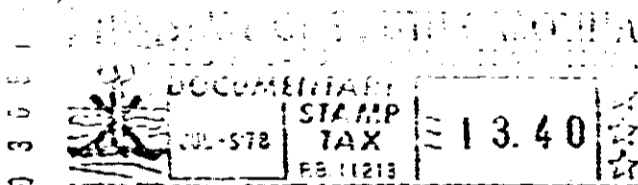
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 183 on plat of Sugar Creek, Map No. 2 - Section One, prepared by C. O. Riddle, Registered Surveyor, dated June 14, 1974, which plat is of record in the Office of the RMC for Greenville County, South Carolina in Plat Book 4R at Page 85, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Oak Ridge Court at the joint front corner of Lots No. 182 & 183; running thence down the joint line of said lots N. 31-42-31 W. 131.81 feet to an iron pin; running thence S. 64-13-45 W. 105.68 feet to an iron pin; running thence S. 33-44-06 E. 146.37 feet to an iron pin on the Northern side of Oak Ridge Court; running thence down the Northern side of Oak Ridge Ct. N. 56-15-54 E. 100 feet to the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of M. G. Proffitt, Inc., dated July 5 1978, which deed is of record in the office of the RMC for Greenville County, S. C. in Deed Book 1082 at Page 491.

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which has the address of Lot 183, Oak Ridge Court Greer  
(Street) (City)  
S. C. 29651  
(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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