

FILED
GREENVILLE CO. S. C.

JUL 7 12 25 PM '78

DONNIE S. TANKERSLEY
R.M.C.

BOOK 1437 PAGE 513

MORTGAGE

THIS MORTGAGE is made this 7th day of July, 1978, between the Mortgagor, Essie G. Reames

(herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

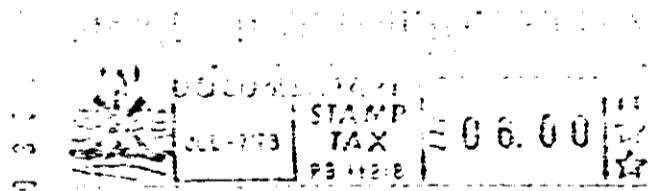
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifteen Thousand and No/100ths Dollars, which indebtedness is evidenced by Borrower's note dated July 7, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 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 piece, parcel or lot of land situate, lying and being on the southeast side of Allen Street (now known as Hope Street) in City of Greenville, County of Greenville, State of South Carolina, being shown as Lot No. 55 on Plat of Cleveland Terrace made by Dalton & Neves Engineers, February 1926, recorded in Plat Book M at Pages 142 and 143 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of Allen Street (now known as Hope Street), joint front corner of Lots 55 and 56, and running thence along line of Lot 56, S. 53-13 E. 136.8 feet to an iron pin on the northwest side of a 15 foot alley; thence with said alley along a curved line (chord being S. 82 W. 82.9 feet) to an iron pin, thence continuing with said alley along curved line (chord being N. 78-15 W. 86.2 feet) to an iron pin on southeast side of Allen Street (now known as Hope Street); thence along southeast side of said street, N. 36-47 E. 95 feet to the beginning.

This is the same property conveyed to the mortgagor herein by deed of W. A. Ivester to be recorded herewith in the RMC Office for Greenville County and dated July 7 1978.



which has the address of 205 Hope Street Greenville
[Street] [City]
S. C. 29602 (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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