

GREENVILLE CO. S.C.
8 25 1978

MORTGAGE

BOOK 1441 PAGE 203

THIS MORTGAGE is made this 15th day of August, 1978, between the Mortgagor, Betty E. Baker (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 ---Six Thousand Five Hundred and 10/100--- Dollars, which indebtedness is evidenced by Borrower's note dated August 15, 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 first day of August 1988;

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 lot or parcel of land in the County of Greenville, Chick Springs Township, School District 265, and shown and designated as Lots Nos. 90 and 90-A on a plat of BURGESS HILLS, INCORPORATED, prepared by the Piedmont Engineering Service, January 21, 1951, and recorded in the R.M.C. Office for Greenville County in Plat Book Y, pages 96-97, and having the following courses and distances, to-wit:

BEGINNING at the joint corner of Lots Nos. 91 and 90 and 90-A on the eastern side of Blue Ridge Drive, and runs thence as dividing line between said lots S. 55-24 E. 168.3 feet to iron pin or stake on line of Lot No. 92; thence with the dividing line between Lots Nos. 92 and 90-A, S. 29-16 W. 39.8 feet to rear corner of Lot No. 89; thence with the dividing line between Lots Nos. 89, 90-A and 90, S. 33-42 W. 140 feet to the edge of old U. S. Highway No. 29 (also known as the Hendersonville Road); thence with the northern edge of said highway or road N. 53-50 W. 150 feet to the beginning of a curve; thence with the curve on chord of N. 9-32 W. 35.8 feet to a point on the eastern edge of Blue Ridge Drive; thence with said drive N. 34-36 E. 200 feet to the point of beginning; and bounded on the north-east by Lot No. 91; on the southeast by Lots Nos. 92 and 89; on the southwest by the said old U. S. Highway No. 29 (or Hendersonville Road); and on the northwest by said Blue Ridge Drive. LESS, HOWEVER, a 2-foot strip along the southeast boundary of Lot No. 90 conveyed to Furman H. Bull, August 10, 1971, recorded in Deed Book 922, page 421, R.M.C. Office for Greenville County.

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 Woodrow R. Vaughn recorded on 12-7-77 in Deed Book 1069 page 779.

This mortgage is second and subordinate to that given previously to Mortgagee.

which has the address of 100 Blue Ridge Drive, Greer,
(Street) (City)
S. C. 29651 (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 seised 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.