

FILED  
GREENVILLE CO. S. C.

# PLEASE MAIL MORTGAGE

BOOK 1449 PAGE 132

OCT 2 2 22 PM '78

THIS MORTGAGE is made this 25th day of October, 1978, between the Mortgagor, Sammy L. Reid and Rita Reid

(herein "Borrower"), and the Mortgagee, Home Savings and Loan Association of the Piedmont, a corporation organized and existing under the laws of South Carolina, whose address is 208 East First Avenue, Easley, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of ... Twelve Thousand and no ... 100/ths Dollars, which indebtedness is evidenced by Borrower's note dated October 25, 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 ... October 1, 1993.

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 lot of land in the State of South Carolina, County of Greenville, in or near the Town of Piedmont, constituting the greater portion of Lot number 27, Section IV, as shown on a plat entitled "Property of Piedmont Manufacturing Co.," recorded in Plat Book Y at Pages 2-5 and Pages 6-9 and having, according to a plat prepared by Freeland and Associates, dated July 26, 1977, the following metes and bounds, to wit:

BEGINNING at an old iron pin on the southerly side of Liberty Street, joint front corner of Lots 26 and 27, and running thence with the edge of Liberty Street, N. 68-52 E. 100.2 feet to an old iron pin at the joint front corner with Lot 28; thence, along the line of Lot 28, S. 23-03 E. 170.86 feet to a new iron pin; thence, in a new line, S. 68-52 W. 98.07 feet to a new iron pin; thence, along the line of Lot 26, N. 23-45 W. 170.95 feet to the point of beginning.

THIS is the identical property conveyed to the Mortgagors by deed of Martha Ann Brown, recorded on October 4, 1977 in Deed Book 1066 at page 153 in the RMC Office for Greenville County.

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which has the address of 4 Liberty St., Piedmont, S. C. 29673 (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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