

FILED  
GREENVILLE CO. S. C.  
MAY 10 2 36 PM '79  
CONNIE S. TANKERSLEY  
R.M.C.

1166 15

# MORTGAGE

THIS MORTGAGE is made this 10th day of May, 1979, between the Mortgagor, Robert L. DuBose and Deborah B. DuBose (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").

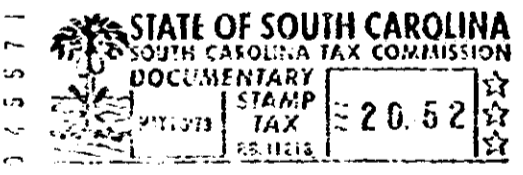
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-one Thousand, Two Hundred Fifty and No/100ths (\$51,250.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 10, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2009;

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 piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the Southerly side of Bennington Road near the City of Greenville, South Carolina, being known and designated as Lot No. 74 on plat entitled "Canebrake I" as recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5-P at page 46, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southerly side of Bennington Road said pin being the joint front corner of Lots 73 & 74, and running thence with the common line of said lots S. 14-31 E. 123.27 feet to an iron pin, joint rear corner of Lots 73 & 74, thence N. 60-45 E. 132 feet to an iron pin, the joint rear corner of Lots 74 & 75, thence with the common line of said lots N. 32-26 W. 30.80 feet to iron pin, thence continuing with the common line of said lots N. 61-12 W. 112.70 feet to iron pin on the Southerly side of Bennington Road, thence with the Southerly side of Bennington Road on a curve, the chord of which is S. 50-22 W. 40 feet to an iron pin, the point of the beginning.

THIS is the same identical property conveyed unto mortgagors herein by deed of W.N. Leslie, Inc., dated May 7, 1979, recorded May 10, 1979, in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1102 at page 166.



which has the address of Lot #74, Canebrake, Bennington Rd., Greer, S.C. 29651 (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.

GCTC --- 1 MY10 79 038 3.50C1

0015

4328 RV-2