

FILED
GREENVILLE CO. S. C.
JUN 8 8 55 AM '79
DONNIE S. TANKERSLEY
R.M.C.

PLEASE MAIL MORTGAGE

VCL 1469 PAGE 460

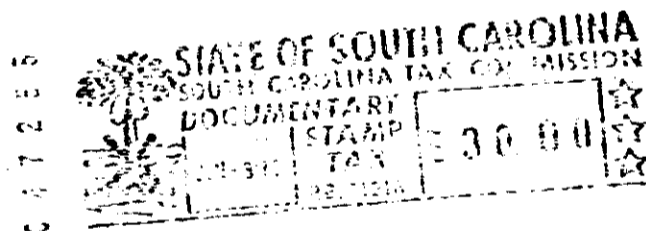
THIS MORTGAGE is made this 7th day of June, 1979, between the Mortgagor, John A. Salter, Jr. and Frances H. Salter (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy Five Thousand, and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated June 7, 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 December 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 lot of land in the said State and County, bying on the eastern side of Willis Road, containing 3.48 acres according to a plat entitled, "Property of John A. Salter, Jr. and Frances H. Salter", dated June 6, 1979, prepared by Webb Surveying & Mapping Co, a copy of which is attached hereto and made a part of this mortgage.

THIS is a portion of a twenty acre tract conveyed to the Mortgagor, John A. Salter, Jr., by separate deeds of Annie Westmoreland and Dean Westmoreland, Jr., et al, recorded on July 13, 1978 in Deed Book 1083 at pages 30 and 31, respectively. By deed recorded of even date herewith, the mortgagor, John A. Salter, Jr. has conveyed an undivided 1/2 interest in the aforesaid mentioned twenty acre tract to the co-mortgagor, Frances H. Salter.



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which has the address of Route 2, Willis Road, Taylors, S. C.
(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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