

GREENVILLE CO. S. C.
Nov 13 2 33 PM '79
DONNIE S. TANKERSLEY
R.M.C.

1488 1

MORTGAGE

THIS MORTGAGE is made this 12th day of November, 1979, between the Mortgagor, JERRY W. OSBORNE and MARGARET C. OSBORNE (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 Thousand Four Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 12, 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 November 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 State of South Carolina:

ALL that certain piece, parcel or lot of land, located, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 20 on plat of Carriage Estates recorded in the Greenville County RMC office in Plat Book PPP at Page 15 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Coachman Drive, the joint front corner of Lots Nos. 20 and 21; thence with the joint line of said lots N. 5-00 E., 180 feet to an iron pin; thence S. 85-00 E., 100 feet to an iron pin, rear corner of Lot 19; thence with the line of said lot S. 5-00 W., 180 feet to an iron pin on the Northern side of Coachman Drive; thence with the Northern side of said street, N. 85-00 W., 100 feet to the beginning corner.

This is the same property conveyed to the Mortgagors herein by deed of Julia R. Evans recorded in the Greenville County RMC Office in Deed Book 1115 at Page 444, on the 13th day of November, 1979.

STATE OF SOUTH CAROLINA
DOCUMENTARY RECORD
NOV 13 1979

which has the address of 14 Coachman Drive, Taylors, South Carolina
(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.

SOUTH CAROLINA—1 to 4 Family—673—ENMA THAX UNIFORM INSTRUMENT

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