

Mortgagee's Address: PO BX 969, Greer, SC 29651

DRN JPT
N. C. D. Libby
534.2-142,43

MORTGAGE

BOOK 1500 PAGE 537

2 32 PH '80

THIS MORTGAGE is made this 1st day of August, 1980, between the Mortgagor, PEGGY D. LIBBY

(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-SEVEN THOUSAND AND NO/100 (\$77,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 1, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2010;

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 piece, parcel or lot of land situate, lying and being known and designated as Lot No. 8 Waterloo Circle as shown on a plat of Boiling Springs Estates, prepared by C. O. Riddle, RLS, July 1961, recorded in the RMC Office for Greenville County in Plat Book YY at pages 13 and 14 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Waterloo Circle, joint front corner of Lots 8 and 9 and running thence with the joint line of said lots S 64-40 E 230.4 feet to an iron pin; thence S 39-00 W 406.6 feet to an iron pin, joint rear corner of Lots 7 and 8; thence with the joint line of said lots N 20-12 W 355.6 feet to an iron pin on the southeastern side of Waterloo Circle; thence with said circle N 69-48 E 117 feet to an iron pin; thence continuing with said circle N 55-44 E 73.3 feet to the point of beginning and containing 1.78 ac.

ALSO, ALL that piece, parcel or lot of land being shown and designated as Lot No. 9 on the above referred to plat and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Waterloo Circle, joint front corner of Lots 8 and 9 and running thence with Lot 8 S 64-40 E 230.4 feet to an iron pin at the joint rear corner of Lots 8 and 9; thence N 39-00 E 144.2 feet to an iron pin on or near Brushy Creek; thence with Brushy Creek as the line, the traverse of which is N 07-51 E 148.7 feet to an iron pin at the joint rear corner of Lots 9 and 10; thence with Lot 10 N 76-38 W 255.3 feet to an iron pin on Waterloo Circle; thence with said circle S 13-32 W 159.4 feet to an iron pin; thence still with said circle S 27-35 W 73.3 feet to the point of beginning, and containing 1.52 acres.

This is the same property conveyed to the mortgagor by deed of Alan F. Hartwig and Jacqueline F. Hartwig, to be recorded herewith.

which has the address of Route 8 Waterloo Circle 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.

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