

# MORTGAGE

THIS MORTGAGE is made this 6th day of August, 1980, between the Mortgagor, Ernest D. Teems, Jr. and Pamela C. Forrester (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 Twenty-six thousand and No/100ths (\$26,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 6, 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 1st, 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 certain piece, parcel or lot of land, together with all improvements thereon, or hereafter to be constructed, situate, lying and being in the State of South Carolina, County of Greenville, on the northern side of Brown Road, containing 0.57 acres, more or less, shown and designated on plat of property of Boyd Lister, prepared by Lindsey & Associates, RLS, dated April 26, 1980, recorded in the RMC Office for Greenville County, S. C., in Plat Book 7-Z at Page 62, on May 5, 1980, and being described more particularly, according to said plat, as follows:

BEGINNING at an iron pin on the northern side of Brown Road and running with said Road S. 72-07 W. 100.0 feet to an iron pin; thence running N. 17-54 W. 245.3 feet to an iron pin at the rear corner of said lot; thence running N. 67-10 E. 100.4 feet to an iron pin; thence running S. 17-54 E. 253.9 feet to an iron pin on Brown Road, the point of beginning.

DERIVATION: This being the same property conveyed to the mortgagors herein by deed of Boyd C. Lister and Sybil L. Lister, dated August 6, 1980, and recorded in the Greenville County RMC Office, in Deed Book 1130 at Page 684, on August 7, 1980.

which has the address of Rt. 7, Brown Road, Greer, S. C. 29651  
(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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