

GREER FILED
CO. S. C.
OCT 15 1 09 PM '80
DONNIE TANKERSLEY
R.M.C.

200-1520 527

MORTGAGE

THIS MORTGAGE is made this 14th day of October, 1980, between the Mortgagor, Sandra E. Reynolds (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").

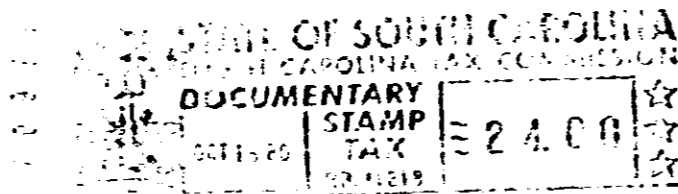
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty thousand and 00/100--- (\$60,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 14, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 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 certain piece, parcel or lot of land with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 27 on plat of Section No. 1 Foxcroft, recorded in the RMC Office for Greenville County in Plat Book 4-F at pages 2 through 4 and having the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Queen Ann Road at the joint front corner of Lots 27 and 28 and running thence with the northern side of Queen Ann Road, S. 86-11 W. 128 feet to an iron pin at the joint front corner of Lots 26 and 27; thence with the joint line of said lots, N. 3-49 W. 165 feet to an iron pin in the line of Lot 18; thence along the line of Lot 18, N. 86-11 E. 128 feet to an iron pin at the joint rear corner of Lots 27 and 28; thence with the joint line of said lots, S. 3-49 E. 165 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed of Robert H. Lutz, Jr. and Alexandra A. Lutz recorded in the RMC Office for Greenville County in Deed Book 1135 at page 478 on October 15, 1980.



which has the address of 17 Queen Ann Road Greenville
(Street) (City)
South Carolina 29615 (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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