

FILED
CO. S. C.
APR 20 2 22 PM '81
JOHNNIE S. TANKS

MORTGAGE

THIS MORTGAGE is made this 15th day of April 1981, between the Mortgagor, Ronnie T. Greer and Peggy D. Greer (herein "Borrower"), and the Mortgagee, Federal Savings and Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is P. O. Box 10148 Greenville, South Carolina, 29603 (herein "Lender").

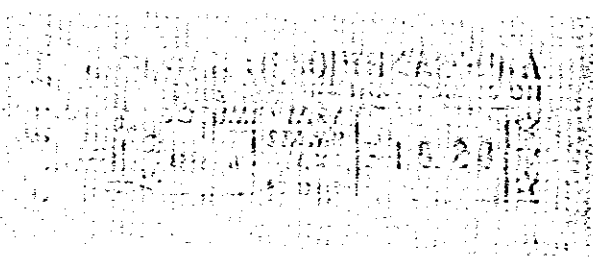
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Eight Thousand One Hundred Thirteen and 42/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 15, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2011;

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 situate, lying and being in the State of South Carolina, County of Greenville, shown as Lot 41 on plat of Haselwood, Section II, recorded in the RMC Office for Greenville County in plat book "5D", at page 25, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Mellwood Drive at the joint front corner of Lots 40 & 41 and running thence along the line of said lots N. 7-51 E. 294 feet to an iron pin; thence N. 79-50 W. 150 feet to an iron pin; thence S. 7-51 W. 305.3 feet to an iron pin on Mellwood Drive; thence with said drive S. 84-12 E. 150 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors by deed of Mary G. Miller dated April 15, 1981 and recorded herewith.



which has the address of Route 6 Mellwood Drive, Piedmont, SC 29673, (Street) (City) (State and Zip Code) (herein "Property Address");

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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