

GREENVILLE, S.C.
MAY 7 3 09 PM '81
DONNIE LANKERSLEY
R.M.C.

MORTGAGE

BOOK 1540 PAGE 595

THIS MORTGAGE is made this 7th day of May, 1981, between the Mortgagor, Phillip D. Daniel and Patricia P. Daniel (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 Four Thousand Nine Hundred Fifty and No/100 (\$24,950.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 7, 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, being shown and designated as 1.07 acres on plat of property entitled "Property of Phillip Daniel and Patricia Daniel", prepared on April 22, 1981 by Freeland and Associates, and having, according to said plat, metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of South Carolina Highway 20 at the joint front corner of property herein conveyed and property now or formerly of Davis and running thence S. 83-00 E. 404.86 feet to a point in the center line of the Seaboard Coastline Railroad Track, iron pin located back from center 15.86 feet; thence turning and running along the center of Seaboard Coastline Railroad Track, S. 4-18 W. 102.31 feet to a pin in the center of said track; thence turning and running from the center of the Seaboard Coastline Railroad Track, N. 86-42 W. 403.79 feet to an iron pin on the Southern side of South Carolina Highway 20, joint front corner of property now or formerly of Ruby P. White; thence turning and running along the Southern side of Highway 20, N. 4-00 E. 128.48 feet to the point of beginning.

This being the same property acquired by the Mortgagors by deed of Carroll K. Lockaby and Ruby P. White of even date to be recorded herewith.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF THE STATE OF SOUTH CAROLINA IN AND FOR THE COUNTY OF GREENVILLE
DOCUMENTARY
STAMP \$ 10.00
MAY 10 1981

which has the address of Highway 20, Piedmont (City)
(Street)
S. C. 29673 (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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