

107 Church Street P.O. Box 969, Greer, South Carolina 29651

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R.M.C.

# MORTGAGE

BOOK 1543 PAGE 487

THIS MORTGAGE is made this \_\_\_\_\_ day of \_\_\_\_\_, 19. 81, between the Mortgagor, WILLIAM B. BYRON AND MAUREEN L. BYRON (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of \_\_\_\_\_, whose address is 107 Church Street - Greer, South Carolina 29651 (herein "Lender").

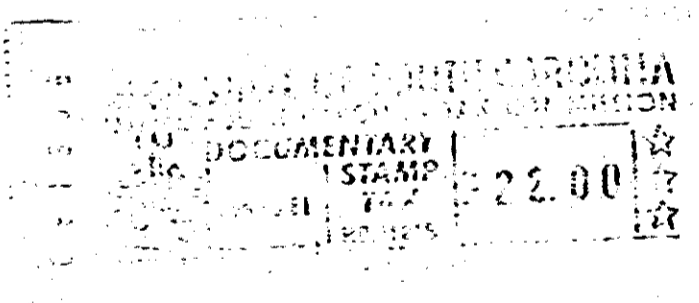
WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY-FIVE THOUSAND AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 8, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on JUNE 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 situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 251 on plat of DEVENGER PLACE, SECTION 12, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 7-X, at Page 18, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the western side of Royal Oak Court at the joint front corner of Lots Nos. 251 and 252 and running thence with Royal Oak Court N. 8-18 W. 65 feet to an iron pin; thence continuing N. 48-51 W. 33.3 feet to a point; thence running S. 78-44 W. 152.2 feet to a point; thence running S. 12-02 E. 85 feet to a point; thence running N. 80-53 E. 168.1 feet to the point of beginning.

Derivation: Deed Book 1149, Page 536 - Dee Smith Company, Inc. 6/8/81



which has the address of 109 Royal Oak Court, Devenger Place Greer, S. C. 29651 (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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