

Greer Federal Savings & Loan Assoc.
107 Church Street
Greer, S. C. 29651

MAIL
GADDY & DAVENPORT
P. O. BOX 10262
GREENVILLE, S. C.

1400 PAGE 924

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GREENVILLE CO. S. C.
JUN 14 10 45 AM '77

MORTGAGE

JOHNIE S. TANKERSLEY
R.H.C.

THIS MORTGAGE is made this 13th day of June, 1977, between the Mortgagor, Ronald D. and Rachel S. Dillard

(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").

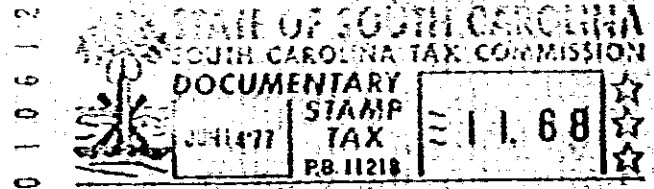
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-nine Thousand Two Hundred (\$29,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 13, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2007;

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 Lot of land in the State of South Carolina, County of Greenville, located on the northern side of the Greenville Pelham Road, being shown and designated as Lot Number 1 on a final plat of Mountain-brooke dated October 19, 1970, by Robert E. Rembert, recorded in the R.M.C. Office for Greenville County in Plat Book 4-F at Page 47, and according to said plat having the following courses and distances to-wit:

BEGINNING at an iron pin on the northern side of the Greenville Pelham Road, the joint front corner of Lots 1 and 2 and running thence with the common line of said Lots N. 2-26-30 E. 165.34 feet to an iron pin on the side line of Lot 3, the joint rear corner of Lots 1 and 2; thence running along the rear line of Lot Number 1 S 88-57-20 E. 90 feet to an iron pin, the joint rear corner of Lots 1 and 3; thence running with the common line of Lot Number 1 and property now or formerly owned by J. A. Tinsley, S. 2-26-00 W. 162.94 feet to an iron pin on the northern side of Greenville Pelham Road; thence running along Greenville Pelham Road S 89-51-30 W. 90 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagor (s) herein by deed from (grantor) of even date to be recorded herewith in the R.M.C. Office for Greenville County.



which has the address of Pelham Road, Route 2, Greenville (City)
S. C. 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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