

FILED  
GREENVILLE CO. S.C.

# MORTGAGE

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THIS MORTGAGE is made this 21st day of March, 1979, between the Mortgagor, Ray B. Timmerman

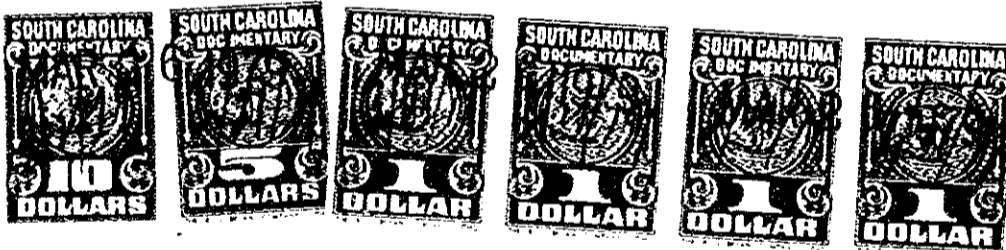
(herein "Borrower"), and the Mortgagee, Home Savings and Loan Association of the Piedmont, a corporation organized and existing under the laws of South Carolina, whose address is 208 East First Avenue, Easley, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Seven Thousand Five Hundred and No/100 (\$47,500.00)ars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 1999

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 Greenville Township, Greenville County, State of South Carolina, and being known and designated as Lot No. 22 and one-half (1/2) of Lot No. 20, adjoining Lot No. 22 in Block "f" of the subdivision of Park Place as shown on plat recorded in Plat Book "A" at Page 119 in the RMC Office for Greenville County, said lot having a frontage on Second (2nd) Avenue of 75 feet and having a depth of 150 feet on Second (2nd) Street.

THIS is the same property conveyed to the mortgagor herein by deed of Perry Road Wesleyan Church as Successor of Eden Wesleyan Church and San Souci Wesleyan Church as recorded in the RMC Office for Greenville County, S.C. in Deed Book 1017 at Page 925, May 7, 1975.



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which has the address of Greenville, S.C. (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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