

GREENVILLE CO. S.C.  
1976  
MAY 20 11 03 AM '76  
R.M.C. OFFICE

1338 527

# MORTGAGE

THIS MORTGAGE is made this 20th day of May, 1976, between the Mortgagor, Lorna L. Reeder (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America whose address is 1500 Hampton Street Columbia, South Carolina (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Forty-five thousand and No/100 (\$45,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 20, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2006

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 in the City and County of Greenville, State of South Carolina on the north side of Camille Avenue, being known and designated as the greater portion of Lot No. 24, as shown on a plat of the property of T.Q. Donaldson Estate made by Dalton & Neves, April, 1936, which plat is recorded in the RMC Office for Greenville County in Plat Book H, at Page 284, having according to said plat and a more recent survey made by R.E. Dalton, Engineer, September 2, 1938, the following metes and bounds, to-wit:

Beginning at an iron pin on the north side of Camille Avenue, which iron pin is 175 feet east of the northeast corner of the intersection of McDaniel Avenue and Camille Avenue, and running thence N 16-10 E 138.6 feet to an iron pin; thence S 78-10 E 65 feet to an iron pin, joint rear corner of Lots 23 and 24; thence S 16-10 W 143 feet to an iron pin on the north side of Camille Avenue, which iron pin is 6 feet west of the joint front corner of Lots 23 and 24; thence along the north side of Camille Avenue, N 73-53 W 65 feet to the point of beginning.



which has the address of 207 Camille Avenue Greenville  
(Street) (City)  
South Carolina (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 seized 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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