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OURNE MORTGAGE

THIS MORTGAGE is made this 22nd day of July .19 777, between the Mortgagor. Buren H. Short and Betty S. Short

(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-PIVE THOUSAND AND NO/100 (\$25,000.00)-----Dollars, which indebtedness is evidenced by Borrower's note dated July 22, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sconer paid, due and payable on July 1, 2002;

To Secure to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sum, with interest thereon, advanced in accordance herewith to protect the security of this Morigage, 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 martgage, 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 parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, City of Greer, on the north side of West Poinsett Street, being shown as the greater portion of Lots Nos. 1 and 14 on a plat of property prepared for R. L. Ford recorded in Plat Book 5-L, page 14, together with a small triangular lot of the F. G. and W. E. James Property.

This being the same property conveyed to mortgagors by deed of R. Perry Turner, Ir. and Sylvia T. Patterson dated July 22, 1977, to be recorded herewith.

ALSO: All those certain parcels or lots of land situate, lying and being in the State of South Carolina, County of Greenville, City of Greer, on the north side of West Poinsett Street, being known and designated as Lots Nos. 2 and 13 on a plat of property prepared for R. L. Ford by H. S. Brockman, dated March 26, 1942, and according to said plat having the following metes and bounds:

BEGINNING at an iron pin on the north side of West Poinsett Street, joint front corner of Lots Nos. 1 and 2, and running thence with the line of Lots Nos. 1 and 14, %. 8-27 E. 216 feet to an iron pin on the south side of Oakland Avenue (Old National Highway); thence with the southern edge of said avenue N. 54-54 E. 95 feet to an iron pin, corner of Lots Nos. 12 and 13; thence with the line of Lots Nos. 12 and 3, S. 8-27 W. 269.5 feet to an iron pin on the north side of West Poinsett Street; thence therewith S. 87-50 W. 70 feet to the point of beginning.

This being the same property conveyed to mortgagors by deed of Martha G. Caldwell dated March 12, 1975, and recorded March 18, 1975, in Deed Book 1015 at page 715, R.M.C. Office for Greenville County.

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which has the address of 1008 and 1010 West Poinsett Street,

Green

(City)

(Street)

South Carolina 29651 (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.

SOUTH CAROLINA-1 to 4 Family-6/75-FNMA/FHLMC UNIFORM INSTRUMENT

SCONTINUED ON NEXT PAGES

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