

18 8 49 1977

BOOK 1407 PAGE 398

MORTGAGE

THIS MORTGAGE is made this 17 day of August, 1977, between the Mortgagor Frances H. Watson Roach (formerly FRANCES H. WATSON) (herein "Borrower"), and the Mortgagee, 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 Twenty Thousand and NO/100 (\$20,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 17, 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 April, 2007.

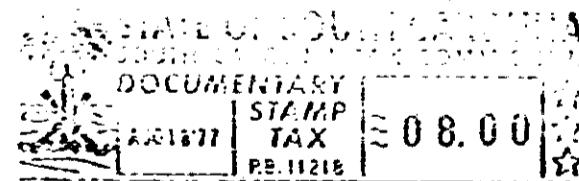
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 piece, parcel or lot of land in Paris Mountain Township Greenville County, State of South Carolina and being known and designated as Lot 4 and a portion of Lot 3 on plat of property of Subdivision of Property of John G. Hines made by Terry T. Dill, R.L.S., October 27, 1953, recorded in the RMC Office for Greenville County, S. C. in Plat Book JJ, Page 175-B and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on road (known as Phillips Trail) at the corner of property of now or formerly Harvey Batson land and runs thence S. 85-23 E. 336.6 feet to an iron pin; thence S. 85-63 E. 146.5 feet to an iron pin; thence along the line of Lot 5, N. 3-30 E. 325 feet to an iron pin; thence N. 89-35 W. 471.5 feet to an iron pin; thence along a line through lot 3 S. 4-53 W. 143.8 feet to an iron pin; thence along the line of lot 1, 151 feet to an iron pin; thence along the line of lot 1 S. 7-0 W. 109 feet to an iron pin; thence continuing along the line of Lot 1 N. 85-23 W. 160 feet to an iron pin on Road (known as Phillips Trail) thence along said Road in a southerly direction 25 feet more or less to the beginning corner.

The alley which is included in the above description is subject to the rights of use by Lot 5 and the other adjoining property owners.

This being the same property devised to the Mortgagor(s) under the name of Frances H. Watson (now Frances H. Watson Roach) by the will of John Grady Hines Sr., filed in the office of Probate Court for Greenville County, S. C. in Apt 1313 File 13.



which has the address of Route 7 Phillips Trail, Greenville, S. C.

(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.

87
2
3
0

4328 RV-21