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GREENVILLE, CO. S. C.

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DONNIE S. TANKERSLEY  
R.H.C.

MORTGAGE

BOOK 1407 PAGE 427

THIS MORTGAGE is made this 17TH day of AUGUST 1977, between the Mortgagor, ROGER DALE HEMBREE AND MARY B. HEMBREE (herein "Borrower"), and the Mortgagee, TRAVELERS REST FEDERAL SAVINGS & LOAN ASSOCIATION, a corporation organized and existing under the laws of S. C., whose address is 23 S. Main Street P. O. Box 455, Travelers Rest, S. C. (herein "Lender").

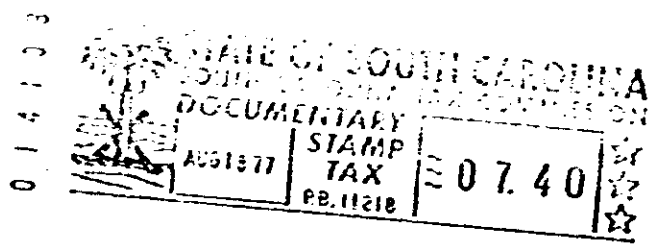
WHEREAS, Borrower is indebted to Lender in the principal sum of EIGHTEEN THOUSAND FIVE HUNDRED AND NO/100 (\$18,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated AUGUST 17, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on AUGUST 1, 2002.

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 Bates Township, Greenville County, South Carolina, containing one (1) acre, more or less, located 317 feet West of Keeler Mill Road, and having the following courses and distances, to-wit:

BEGINNING at a n & c in the center of Keeler Mill Road at the joint corner with property of H. Duncan, and running thence along the center of said Road S. 29-15 W. 50 feet to a n & c; thence along a new line N. 74-36 W. 317 feet to an iron pin; thence S. 29-15 W. 168.7 feet to an iron pin; thence N. 74-36 W. 208.7 feet to an iron pin; thence N. 29-15 E. 218.7 feet to an oip and stone at the Leonard T. Lee corner; thence along the Lee line S. 77-51 E. 324.9 feet to an ip at the Duncan corner; thence along the Duncan line S. 74-36 E. 200.8 feet to the beginning corner in the center of Keeler Mill Road.

THIS being the same property conveyed to the Mortgagors herein by a certain deed of Shelby Jean Busler dated August 17, 1977, and thereafter filed for record on August 18, 1977, in the RMC Office for Greenville County in Deed Book 1062 at Page 950.



which has the address of ROUTE 2, KEELER MILL ROAD, MARIETTA, 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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