

FILED  
GREENVILLE CO. S. C.

OCT 26 1 47 PM '77  
CONNIE S. YANKERSLEY  
R.M.C.

# MORTGAGE

BOOK 1413 PAGE 905

THIS MORTGAGE is made this 25th day of October, 19 77, between the Mortgagor, Larry D. Rayburn and Barbara D. Rayburn (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").

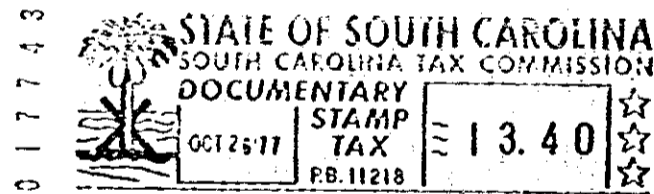
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-three Thousand Five Hundred and 00/100 (\$33,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 25, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 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 the County of Greenville, State of South Carolina, on the Western side of Avon Drive and being shown and designated as Lot 3 on a Plat of AVON PARK made by C. C. Jones and Associates, November, 1956, and recorded in the R.M.C. Office for Greenville County in Plat Book KK, at Page 71, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Avon Drive at the joint front corner of Lots 3 and 4 and thence running with the common line of said Lots S 89-46 W. 150 feet to an iron pin; thence N. 06-56 W. 60 feet to an iron pin at the joint rear corner of Lots 2 and 3; thence running with the common line of said Lots N. 66-56 W. 150 feet to an iron pin on the Western side of Avon Drive; thence running with the said Avon Drive S. 16-11 E. 60 feet to an iron pin; thence continuing with said Avon Drive S. 02-21 E. 60 feet to an iron pin, the point of beginning.

THIS BEING the identical premises conveyed to Larry D. Rayburn and Barbara D. Rayburn by deed of Douglas C. Lawson and Carolyn B. Lawson dated April 26, 1974, and recorded in the Greenville County R.M.C. Office in Deed Book 997 at Page 892.



which has the address of 107 Church Street, Greer, South Carolina 29651 (herein "Property Address"); (Street) (City) (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.

9905

4328 RV-2