

FILED  
GREENVILLE CO. S. C.

OCT 28 4 20 PM '77

# MORTGAGE

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THIS MORTGAGE was made this 28th day of October, 1977, between the Mortgagor, <sup>DENNIS S. TANKERSLEY</sup> Cyril B. Busbee, Jr. and Dorothy K. Busbee (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-Three Thousand Five Hundred and No/100 (\$23,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 28, 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 1, 2003;

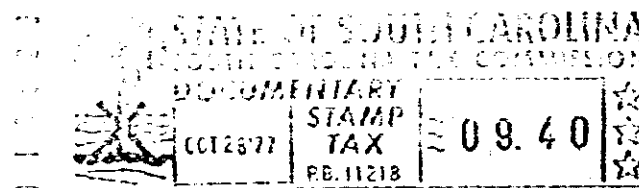
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 piece, parcel, or lot of land in Greenville County, State of South Carolina, being shown and designated as Lot 40 on plat of Dove Tree Subdivision made by Piedmont Engineers and Architects, dated September 13, 1972, and revised March 29, 1973, and recorded in the R. M. C. Office for Greenville County in Plat Book 4-X at Pages 21, 22, and 23 and according to said plat, the property is more fully described as follows, to-wit:

BEGINNING at an iron pin at the northwestern corner of the intersection of Rosebay Drive and Rockrose Road at the joint front corner of Lots 40 and 41 and running thence along the common line of said Lots, N. 25-45 W. 160 feet to an iron pin at the joint rear corner of said Lots; thence N. 64-15 E. 130 feet to an iron pin on the western side of Rockrose Road; thence along said Road, S. 25-45 E. 135 feet to an iron pin at the intersection of said Road and Rosebay Drive; thence S. 19-15 W. 35.35 feet to an iron pin on the northern side of Rosebay Drive; thence along said Drive, S. 64-15 W. 105 feet to an iron pin, the point of beginning.

This is the same property as that conveyed to the Mortgagors herein by deed of Dove Tree Realty recorded in the R. M. C. Office for Greenville County on October 28 1977.

The mailing address of the Mortgagee herein is P. O. Box 969, Greer, South Carolina 29651.



which has the address of Route 10, 107 Rosebay Drive, Greenville  
(Street) (City)  
South Carolina 29607 (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.

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