

Nov 4 9 39 AM '77

# MORTGAGE

BOOK 1414 PAGE 888

DONNIE S. TANKERSLEY  
R.M.C

THIS MORTGAGE is made this 4<sup>th</sup> day of November, 1977, between the Mortgagor, Ralph E. Matthews and Patricia K. Matthews (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").

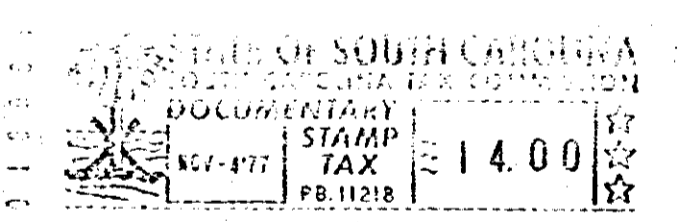
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Five Thousand and No/100ths (\$35,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 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 piece, parcel or lot of land situate, lying and being on the Northern side of Colvin Road near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 51 and a small part of Lot No. 50 as shown on a plat of Heritage Hills prepared by Piedmont Engineers & Architects, dated May 26, 1964 and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book YY at page 187, and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the Northern side of Colvin Road at the joint front corner of Lots Nos. 51 and 52 and running thence with the line of Lot No. 52, N. 9-45 W. 193.6 feet to an iron pin; thence S. 79-18 E. 117.2 feet to an iron pin at the joint rear corner of Lots Nos. 50 and 51; thence S. 89-30 E. 6 feet to an iron pin in the rear line of Lot No. 50; thence a new line through Lot No. 50, S. 9-45 E. 151.5 feet to an iron pin on the Northern side of Colvin Road; thence with the Northern side of Colvin Road, S. 80-15 W. 115 feet to the point of beginning.

Being the same property conveyed to the mortgagors herein by Deed dated November 4, 1977, recorded in the RMC Office for Greenville County, South Carolina, from Reba A. Stewart, recorded herewith.



which has the address of 119 Colvin Road Greenville (Street) (City) S. C. 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 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.

4328 RV-21