

MORTGAGE

1419 259

THIS MORTGAGE is made this 21st day of December, 1977, between the Mortgagor, **Billy A. Rainey**

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 **Ninety-Two Hundred and No/100 (\$9,200.00)** Dollars, which indebtedness is evidenced by Borrower's note dated **21 December 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 **1 December 1987**.

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 the County of Greenville, State of South Carolina, on the easterly side of State Park Road as shown on plat entitled "Property of Billy A. Rainey", prepared by C. O. Riddle, RLS, April, 1975, containing 1.12 acres, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at a nail and cap at or near the center line of State Park Road at corner of property conveyed to William O. Holloway, and running thence on a line at or near the center of State Park Road, N. 13-12 E. 115 feet to a nail and cap; thence running and crossing iron pin back on line at 27.12 feet N. 80-23 E. 270.8 feet to an iron pin; thence running S. 4-49 E. 225 feet to an iron pin at corner of property conveyed to William O. Holloway; thence with line of Holloway, N. 77-53 W. (crossing iron pin back on line at 25 feet) 319.3 feet to a nail and cap in State Park Road, the point of BEGINNING.

The within is the identical property heretofore conveyed to the mortgagor by deed of William Vance Rainey, recorded 30 April 1975, RMC Office for Greenville County, S. C., in Deed Book 1017, at Page 560.

ALSO: All that certain piece, parcel, or lot of land in the County of Greenville, State of South Carolina, on the westerly side of State Park Road as shown on plat entitled "Property of Billy A. Rainey", prepared by C. O. Riddle, RLS, March, 1977, containing 0.23 acres, and having, according to said plat, the following metes and bounds, to wit: BEGINNING at a nail and cap near the center line of State Park Road at corner of property conveyed to Billy A. Rainey, and running thence S. 13-12 W. 115 feet to a nail and cap; thence N. 23-32 W. 204.4 feet to an iron pin; thence N. 2-26 E. 52.5 feet to an iron pin; thence S. 39-33 E. 165.9 feet to a nail and cap, the point of BEGINNING.

The within is the identical property heretofore conveyed to the mortgagor by deed of William Vance Rainey, recorded 5 May 1977, RMC Office for Greenville County, S. C., in Deed Book 1056, at Page 65.

MORTGAGEE'S MAILING ADDRESS: P. O. Box 969, Greer, South Carolina 29651.

GCTO

DE 21 77
1465

which has the address of **Route #5, State Park Road** **Greenville**
(Street) (City)
South Carolina (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.