

# MORTGAGE

THIS MORTGAGE is made this 22nd day of December, 1977, between the Mortgagor, Jack R. Riddle and Carol M. Riddle

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 Forty Thousand Eight Hundred and NO/100ths (\$40,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 22, 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 December 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 certain piece, parcel or lot of land in the County of Greenville, State of South Carolina, being known and designated as Lot No. 85 on a plat of Pine Brook Forest Subdivision according to a plat prepared by Charles K. Dunn, Surveyor, said plat being recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4-X at Pages 48 and 49, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the Southeastern side of White Oak Drive, joint front corner of lots 85 and 86 and running with joint lines of said lots S16-35E 160 feet to a point; thence with the joint line of lots 85 and 84 N73-25E 155 feet to a point on the Southeastern side of Cannon Circle; thence with said Circle N25-51W 140 feet to a point; thence with the intersection of Cannon Circle and White Oak Drive N65-55W 42.7 feet to a point; thence with White Oak Drive S72-25E 105 feet to the point of beginning.

This conveyance is made subject to all recorded easements, rights of way and set back lines and also, subject to recorded restrictions in said R.M.C. Office in Deed Book 977 at Page 767.

DERIVATION: This is that same property conveyed to Jack R. Riddle and Carol M. Riddle by deed of Rosamond Enterprises, Inc. dated and recorded concurrently herewith.

which has the address of Route 4, 301 Cannon Circle, Greenville, S.C. 29605

(Street) (City)  
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.

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