

MORTGAGE

BOOK 1424 PAGE 843

THIS MORTGAGE is made this 24th day of February 1978 between the Mortgagor, CARY L. PAGE, JR. (herein "Borrower"), and the Mortgagee, ANDERSON SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA whose address is 605 North Main Street, Anderson, South Carolina 29621 (herein "Lender").

WHEREAS, BORROWER is indebted to Lender in the principal sum of One Hundred Thirty-Four Thousand & No/100 (\$134,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated Feb. 24, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 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 tract of land with the buildings and improvements thereon, situate on the North side of Roper Mountain Road, near the City of Greenville, County of Greenville, State of South Carolina, and containing 10.70 acres, according to a survey made by C. O. Riddle, Surveyor, dated June, 1960, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book AAA, Page 89, and having according to said survey the following metes and bounds: BEGINNING at a point in the center of the intersection of Roper Mountain Road and Miller Road, and running along Roper Mountain Road N 76° 27' W 1,222.6 feet to an iron pin in the center of said Roper Mountain Road; thence along the line of property now or formerly of Jessica C. Mayes, N 26° 26' E 493.3 feet to an iron pin; thence along line of property of Adams, S 77° 06' E 661.5 feet to an iron pin on the Southwest edge of a county road; thence with the said county road S 31° 00' E 191.4 feet to an iron pin; thence continuing with said road S 32° 10' E 467.9 feet to a point in Miller Road; thence along Miller Road S 50° 00' W 31.45 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Donald B. Ware of even date to be recorded herewith.

which has the address of Roper Mountain Road Greenville South Carolina (herein "Property Address");

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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