

FILED  
GREENVILLE CO. S. C.

MAR 31 3 22 PM '78

SONNIE S. TANKERSLEY  
R.H.C.

BOOK 1427 PAGE 608

## MORTGAGE

THIS MORTGAGE is made this 31st day of March,  
19 78, between the Mortgagor, Quita F. B. Nickles,  
(herein "Borrower"), and the Mortgagee, South Carolina  
Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of  
America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Five Thousand and  
No/100 (\$5,000.00) - - - Dollars, which indebtedness is evidenced by Borrower's note  
dated March 31, 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 April 1, 1983

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 repay-  
ment 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 situate, lying and being  
in Butler Township, County of Greenville, State of South Carolina being  
known as a portion of Tract No. 17 of Property of Lucy L. Hindman, pre-  
pared by W. J. Riddle and recorded in the R.M.C. Office for Greenville  
County in Plat Book Y at page 19, and having, according to a later plat  
prepared by Dalton & Neves Co., Engineers, the following metes and  
bounds, to-wit:

BEGINNING at a point in the center of Old Parkins Mill Road at joint  
front corner of Lots 15 and 16 and running thence along center line of  
said Road, N. 59-45 E. 313.3 feet to a point; thence S. 37-15 E. 627 feet  
to an iron pin; thence S. 32-30 W. 331.6 feet to the joint rear corner of  
Lots 15 and 16; thence along the joint line of said Lots, N. 37-15 W. 786  
feet to the point of beginning.

Being a portion of the property conveyed to the Mortgagor herein by deed  
of George K. Nickles dated August 30, 1966, recorded August 31, 1966 in  
the R.M.C. Office for Greenville County in Deed Book 805 at page 189.

Subject to restrictions, easements, and rights-of-way of record or on the  
premises.



which has the address of 215 E. Parkins Mill Road 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 im-  
provements 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 at-  
tached to the property, all of which, including replacements and additions thereto, shall be deemed to be and re-  
main 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 gen-  
erally 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.

GCTO ----- MAR 31 78

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