

JUN 23 10 33 AM '78
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 22nd day of June, 1978,
between the Mortgagor, Charlotte C. Murphy

(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 and no/100 (\$40,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 22, 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 December 1, 2007;

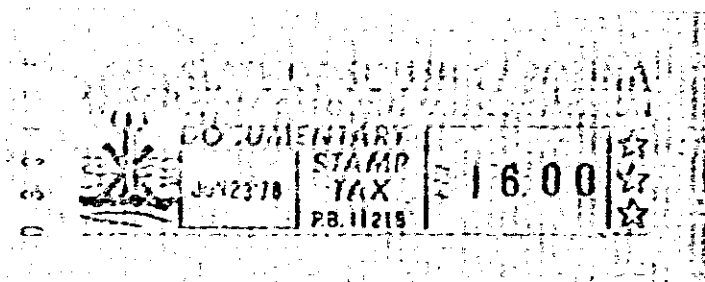
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 piece, parcel, or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, Oneal Township, being shown and designated as Tract No. 2 on a plat of property made for the Grantor herein (W. A. Clark) by Terry T. Dill, R.L.S. on June 18, 1973. Said plat being recorded in plat book 6 Q at page 24. Said plat is specifically referred to for a more complete property description.

BEGINNING at a point on road that leads to Milford Church Road and running thence N. 07-06 E. 75 feet to a point in said road, thence N. 87-59 W. 327.5 feet to an iron pin, thence N. 26-55 E. 235 feet to an iron pin, thence N. 78-35 E. 535 feet to an iron pin, thence N. 46-30 E. 1330 feet to an iron pin on creek line, thence S. 02-40 W. 168 feet to a pin, thence S. 43-04 W. 1140 feet to an iron pin, thence S. 78-04 W. 500 feet to an iron pin, the point of beginning, and containing according to said plat 7 acres, more or less.

This is a portion of the property conveyed to the grantor (W.A. Clark) by deed of Adolphus S. Singleton, et al recorded in Book 133 page 168, December 17, 1929.

DERIVATION; See deed of W. A. Clark, dated June 23, 1973 and recorded in deed book 1079 at page 274 and corrected deed from same grantor to be recorded hereiwith.



which has the address of Rt. #2 Taylors, S. C. 29687
(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 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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