

FILED
GREENVILLE CO. S. C.

MORTGAGE

JUL 19 4 32 PM '78
THIS MORTGAGE is made this 19th day of July, 1978, between the Mortgagors WILLIAM H. STONER AND BEVERLY JEAN STONER (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 Twenty-two Thousand and No/100 (\$22,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 19, 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 July 1, 1998;

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 situate, lying and being at the Eastern corner of the intersection of Rollinggreen Road and Imperial Drive, near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 272 and a strip lying to the rear thereof, as shown on plat of Botany Woods, Sector V, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book YY at pages 6 and 7, and more particularly described on a plat of the Revision of Lots 271 and 272, Botany Woods, Sector V, prepared by Piedmont Engineering Service, dated November 9, 1961, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book XX at page 85 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Southeastern side of Rollinggreen Road at the front corner of Lot 271 and running thence with the line of said lot S. 51-47 E. 185 feet to an iron pin; thence S. 33-23 W. 117.3 feet to an iron pin on the Northeastern side of Imperial Drive; thence with the Northeastern side of said drive N. 53-49 W. 202.6 feet to an iron pin; thence with the curve of the intersection of said drive with Rollinggreen Road, the chord of which is N. 0-49 W. 30.1 feet to an iron pin on the Southeastern side of Rollinggreen Road; thence with the Southeastern side of said Road N. 52-12 E. 105 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of O. E. Stoner, III, Individually and as Executor of the Estate of Robert C. Stoner, deceased, dated July 19, 1978, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1083 at page 489 on July 19, 1978. The Mortgagor herein, William H. Stoner, was devised a one-half undivided interest in and to the premises under the provisions of the Will of Roberta C. Stoner, deceased (see Apartment 1514, File 25, Office of the Judge of Probate for Greenville County, South Carolina).

which has the address of 2 Rollinggreen 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 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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