

GREENVILLE CO. S.C.
31 8 1978
RECORDED

MORTGAGE

BOOK 1442 PAGE 916

THIS MORTGAGE is made this 30th day of August, 1978, between the Mortgagor, James C. Moon, Jr., and Janet G. Moon (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-Nine Thousand Five Hundred and NO/100--- Dollars, which indebtedness is evidenced by Borrower's note dated August 30, 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 first day of Aug., 2003.

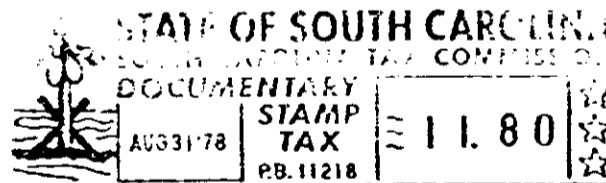
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 lot of land situate on the eastern side of Preston Drive in the County of Greenville, State of South Carolina, being shown as Lot 20 on a plat of the property of the R. B. Vaughn Estate (Plat No. 2) dated July 12, 1956 prepared by H. S. Brockman, recorded in Plat Book LL at Page 31 in the R.M.C. Office for Greenville County and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Preston Drive at the joint front corner of Lots 20 and 21 and running thence with Lot 21, S. 86-27 E. 218.3 feet to an iron pin at the joint rear corner of Lots 20, 21, 22 and 23; thence with Lot 23, N. 33-43 E. 100 feet to an iron pin at the joint rear corner of Lots 19 and 20; thence with Lot 19, N. 82-37 W. 284.7 feet to an iron pin on the eastern side of Preston Drive; thence with said drive, S. 9-18 W. 90 feet to the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances easements and rights-of-way appearing on the property and/or of record.

This is that same property conveyed to mortgagors by deed of Clyde B. Flowers and Mattie Sue Flowers to be recorded herewith.



which has the address of 106 B. Preston Drive Greer
(Street) (City)
S. C. 29651 (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.

SOUTH CAROLINA—1 to 4 Family—6/75—ENMA FILM/C UNIFORM INSTRUMENT

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.15C1

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