



MORTGAGE

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THIS MORTGAGE is made this 22nd day of September, 1978, between the Mortgagor, Ted Childress and Sharon C. Childress

(herein "Borrower"), and the Mortgagee, Home Savings and Loan Association of the Piedmont, a corporation organized and existing under the laws of South Carolina, whose address is 208 East First Avenue, Easley, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fourteen Thousand and Four Hundred and 00/100 (\$14,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated Sept. 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 September, 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 certain piece, parcel, or lot of land in Grove Township, County of Greenville, State of South Carolina, near Boyce Store and near Highway No. 29, and near Piedmont, S. C., as shown on plat of property made for Jack Spencer Childress and Margaret Childress by Carolina Engineering and Surveying Co., dated November 7, 1966, which plat has been recorded in the Office of the Clerk of Court for Greenville County and has the following metes and bounds, to-wit: BEGINNING at the intersection of two county roads and running thence S. 87-30 W. along the northern side of a county road to an iron pin; thence N. 12-15 E. 100 feet to an iron pin; thence S. 86-00 E. 43.9 feet to a point or iron pin on the southern side of another or second county road; thence S. 54-47 E. 151 feet along the southern side of said road to the beginning corner. This is shown as Lot No. 617. 4-1-36 on Greenville County Block Books.

This being the identical property conveyed unto Mortgagor (s) herein by deed of Samuel Childress, dated September 22, 1978, to be recorded simultaneously herewith.



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which has the address of Route # 2, Piedmont, South Carolina 29673 (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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