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GREENVILLE CO. S. C.  
OCT 13 4 07 PM '78  
DONNE S. TANKERSLEY  
R.M.C.

BOOK 1447 PAGE 505

# MORTGAGE

THIS MORTGAGE is made this 13th day of October, 1978, between the Mortgagor, Terry J. Biser and Judy W. Biser, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

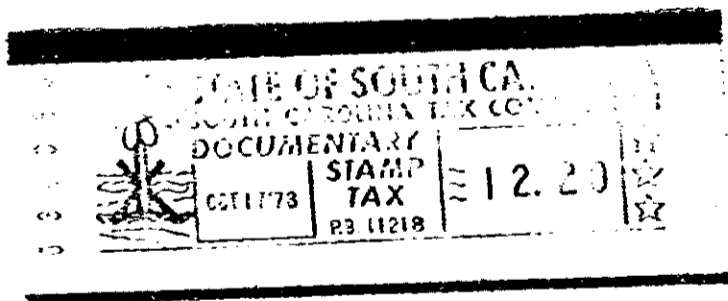
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand Five Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 13, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2008.

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, lying and being in Chick Springs Township, Greenville County, State of South Carolina, being known and designated as Lot No. 22 of Section I of Edwards Forest, as shown on a plat recorded in the RMC Office for Greenville County in Plat Book EE at page 105, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Belview Drive (formerly Bedford Road), at the joint front corner of Lots # 22 and 23, and running thence with the line of Lot # 23, N. 57-33 E. 193.6 feet to an iron pin at joint corner of Lots 22, 23, 28 & 29; thence with the line of Lot 29, S. 32-53 E. 103.3 feet to an iron pin the joint corner of Lots 21, 22, 29 & 30; thence with the line of Lot 21, S. 57-33 W. 195.18 ft. to an iron pin on the eastern side of Belview Drive (formerly Bedford Road); thence with the eastern side of said Road N. 32-07 W. 102.6 feet to the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of Charles E. Gann and Shelby J. Gann dated April 18, 1975 and recorded in the RMC Office for Greenville County on the 21st day of April, 1975 in Deed Book 1017 at Page 76.



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which has the address of 119 Belview Road Taylors,  
(Street) (City)  
S. C. 29687 (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.

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