

FILED
GREENVILLE CO. S. C.
MAY 20 4 52 PM '79
DONNIE S. TANKERSLEY
R.M.C.

VOL 1467 PAGE 937

MORTGAGE

THIS MORTGAGE is made this 23 day of MAY, 1979,
between the Mortgagor, TALMADGE M. GRAY & LEONIA P. GRAY
(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").

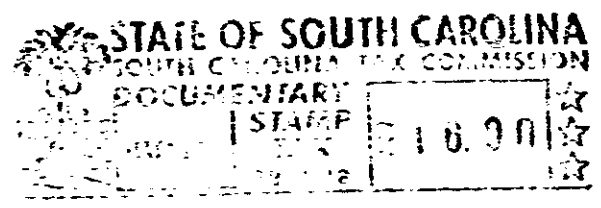
WHEREAS, Borrower is indebted to Lender in the principal sum of
FORTY THOUSAND (\$40,000.00) Dollars, which indebtedness is
evidenced by Borrower's note dated May 23, 1979 (herein "Note"), providing for monthly install-
ments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on
May 1, 2009;

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 in the State of South Carolina,
County of Greenville, shown as Lot 151 on the southeastern side of
Broadford Road, on plat of Del Norte recorded in Plat book WWW at pages
32-33 in the RMC Office for Greenville County, and having according to
said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the southeast side of Broadford Road, at
the joint corner of Lots 151 & 152, and running thence with the joint
line of said lots S. 44-05 E. 142 feet to an iron pin; thence N. 45-55 E.
145 feet to an iron pin on the south side of Grand Glenn Road; thence
with the south side of said road N. 69-18 W. 78.1 feet to a point; thence
continuing with said road N. 62-44 W. 50 feet to the intersection of
Great Glenn Road and Broadford Road; thence with said intersection
S. 81-37 W. 40.6 feet to an iron pin on the east side of Broadford Road;
running thence with the east side of said road S. 46-0 W. 62.8 feet to
an iron pin point of beginning.

This is the same lot conveyed to mortgagors by Shun-Zer Chen & Mei-Wen
Chen by deed dated May 10, 1979 to be recorded herewith.



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which has the address of 112 Broadford Road Greenville
(Street) (City)
S. C. 29615 (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 improve-
ments 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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