

FILED  
GREENVILLE CO. S. C.  
MAY 30 2 45 PM '79  
DONNIE S. TANKERSLEY  
R.M.C.

# MORTGAGE

VOL 1463 PAGE 221

THIS MORTGAGE is made this 29th day of May, 1979, between the Mortgagor, Robert J. Senn and Gloria L. Senn (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 Fifty Six Thousand Three Hundred and no/100ths (\$56,300.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 29, 1979 (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, 2009;

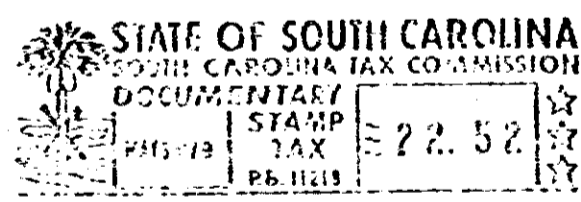
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 certain piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being on the Southeasterly side of Sugar Creek Road near the City of Greenville, South Carolina, being known and designated as Lot No. 375 on plat entitled "Map No. 6, Sugar Creek" as recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 6-H at Page 63, and having according to said plat, the following courses and distances, metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeasterly side of Sugar Creek Road, said pin being the joint front corner of Lots 375 and 376, and running thence with Sugar Creek Road, N. 54-45 E. 46 feet to an iron pin, thence continuing with Sugar Creek Road N. 52-38 E. 53.39 feet to an iron pin, the joint front corner of lots 374 and 375, thence with the common line of said lots S. 37-22 E. 150 feet to an iron pin, the joint rear corner of lots 374 and 375, thence S. 53-54 W. 95.69 feet to an iron pin, the joint rear corner of lots 375 and 376, thence with the common line of said lots N. 33-07 W. 150 feet to an iron pin, the point of beginning.

This being the same property conveyed unto Robert J. Senn and Gloria L. Senn by deed of Cothran & Darby Builders, Inc., dated and recorded concurrently herewith.

This property is conveyed subject to all easements, restrictions and zoning ordinances of record or on the ground affecting said property.



GCTO  
-----  
3 MY 30 79 1257  
3.50C1

which has the address of Lot #375, Sugar Creek S/D Greer  
(Street) (City)  
South Carolina 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.

0220

4328 RV-2