

RECORDED
S.C.
AUG 25 AM '79
R.M.C.
GREENVILLE

MORTGAGE

111411 00304

THIS MORTGAGE is made this 22nd day of August, 1979, between the Mortgagor, **Richard D. Griggs and Teresa A. Griggs** (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-One Thousand Seven Hundred Fifty-Five and no/100ths (\$21,755.00)** - - - - - Dollars, which indebtedness is evidenced by Borrower's note dated August 22, 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 August 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 with the buildings and improvements thereon, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot 7 on plat of Marion Grove, which plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 88, Page 137, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Old Grove Road, joint front corner of Lots 6 and 7, thence S. 75-57 W. 185 feet; thence S. 15-03 E. 95.4 feet to an iron pin; thence N. 71-15 E. 185.3 feet to an iron pin on the western side of Old Grove Road; thence with said Road N. 15-03 W. 83.3 feet to the beginning corner.

This being the same property conveyed unto Richard D. Griggs and Teresa A. Griggs by deed of Elizabeth Gilbert, dated and recorded concurrently herewith.

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which has the address of **Route 5, Old Grove Road** **Piedmont**
(Street) (City)
S.C. 29673 (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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