

FILED
GREENVILLE CO. S. C.

OCT 29 11 38 AM '79

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

1488 117

THIS MORTGAGE is made this 26th day of October, 1979, between the Mortgagor, Michael J. Sweet and Rebecca W. Sweet

(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-ONE THOUSAND AND NO/100 (\$51,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 26, 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 October 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, together with the improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, in Highland Township, containing 12.00 acres as shown on a plat prepared for Robert F. and Clarice H. Hargett, Jr. by Wolfe & Huskey, Inc., R.L.S., dated October 11, 1976, and recorded in the Greenville County R.M.C. Office in Plat Book 5-W at page 81, reference being hereby craved to said plat; and being more particularly described as follows, to-wit:

BEGINNING at a nail and cap in center of the Jordan Road and running thence N. 71-22 E. 845.9 feet to an iron pin; thence S. 5-59 E. 112.5 feet to an iron; thence N. 73-26 E. 51.6 feet to an iron; thence S. 44-59 E. 758.5 feet to an iron; thence turning and running N. 86-30 W. 369 feet to an iron; thence S. 61-03 W. 240.5 feet to an iron; thence N. 38-57 W. 285.8 feet to an iron; thence S. 54-28 W. 366.24 feet to a nail and cap in the center of the Jordan Road; thence N. 37-46 W. 566 feet to the point of beginning; being all measurements, more or less.

This conveyance is subject to all roadways, zoning ordinances, easements and rights of way appearing on the property and/or of record.

This being the same property conveyed to mortgagors by deed of Robert G. Hargett, Jr. and Clarice H. Hargett dated October 26, 1979, to be recorded herewith.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DONNIE S. TANKERSLEY
R.M.C.

which has the address of Jordan Road 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.

GCTO -----2 OC29 79 543

4.15CI

4328 RV-2