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BOOK 1506 PAGE 448

# MORTGAGE

THIS MORTGAGE is made this 30th day of June, 19 80,  
between the Mortgagor, Roy M. Katz  
(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").

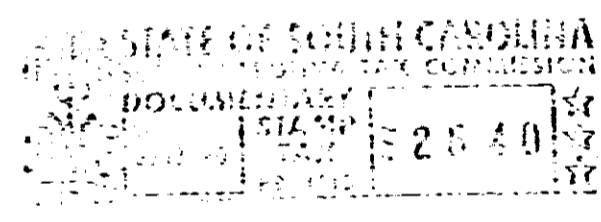
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Three Thousand  
Five Hundred and no/100 Dollars, which indebtedness is  
evidenced by Borrower's note dated June 30, 1980 (herein "Note"), providing for monthly install-  
ments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on  
June 1, 2010;

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 lying in the State of South  
Carolina, County of Greenville, shown as Lot 36 on plat of Pebblecreek,  
Phase II, Section III, recorded in Plat Book 7 C at page 50 and having  
the following courses and distances:

Beginning at an iron pin on Timbertree Way, joint front corner of  
Lots 36 and 37 and running thence with the joint line of said lots,  
N. 52-54-22 E. 145.0 feet to an iron pin, joint rear corner of  
said lots; thence with the rear line of Lot 36, N. 53-41 W. 90.0 feet  
to an iron pin on Talltree Lane; thence along said Lane, S. 73-23-30 W.  
104.34 feet to iron pin on curve; thence with curve, S. 35-35 W.  
34.07 feet to iron pin on Timbertree Way; thence along Timbertree  
Way, S. 29-33-41 E. 121.04 feet to an iron pin, the point of beginning.

Being the same property conveyed by Hamlett Builders, Inc. by deed  
recorded herewith.



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which has the address of Lot 36 Timbertree Way, Greenville, S. C. 29615  
(Street) (City)  
(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 seised 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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