

FILED
GREENVILLE CO. S. C.

Nov 25 3 05 PM '80

SONNIE TANKERSLEY
A.M.C.

1525 PAGE 549

MORTGAGE

THIS MORTGAGE is made this 25th day of November, 1980, between the Mortgagor, Sherman H. Rounsville and Martha L. Rounsville (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-two thousand and no/100ths (\$62,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 21st, 1980 (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, 2010;

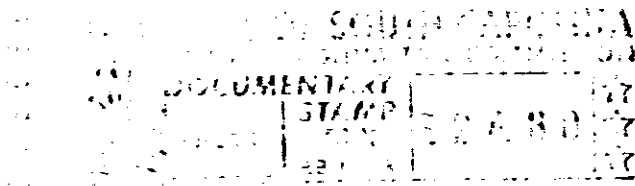
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 certain piece, parcel, or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 9 on Plat of DOVE TREE prepared by Piedmont Engineering & Architects, dated September 18, 1972, revised March 29, 1973, and recorded in the RMC Office for Greenville County in Plat Book 4-X, at Page 22, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the eastern side of Sugarberry Drive, joint front corner of Lot No. 9 and Lot No. 10, and running thence along the line of Lot No. 10, S 76-05 E 160 feet to an iron pin; thence S 13-55 W 125 feet to an iron pin at the joint rear corner of Lot No. 9 and Lot No. 8; thence along the line of Lot No. 8 N 76-05 W 160 feet to an iron pin on the eastern side of Sugarberry Drive; thence along Sugarberry Drive N 13-55 N 125 feet to the point of beginning.

This conveyance is subject to all restrictions, set back lines, roadways, zoning ordinances, easements, and rights-of-way, if any, affecting the above described property.

This is the same property conveyed to Sherman H. Rounsville and Martha L. Rounsville by deed of Amy B. Brenner, deed dated and recorded concurrently herewith.



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which has the address of 12 Sugarberry Drive, Dove Tree Subdivision, 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 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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