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ANNERSLEY

# MORTGAGE

BOOK 1529 PAGE 113

THIS MORTGAGE is made this 2nd day of January, 1981, between the Mortgagor, Joan Martin

(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-Four Thousand and No/100 (\$24,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 2, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2011;

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 lot of land, together with improvements erected thereon, situate on the northern side of Forestdale Drive in Chick Springs Township, Greenville County, South Carolina, being known and designated as Lot No. 22, on a plat of Forestdale Heights, made by R. K. Campbell, Surveyor, dated December, 1956, revised November, 1958, recorded in the RMC Office for said County and State in Plat Book KK, at page 199, and having according to a more recent plat thereof entitled "Property of James Kenneth Smith," made by C. O. Riddle, Reg. L. S., dated August 6, 1960, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Forestdale Drive, joint front corner of Lots No. 21 and 22, and running thence along the line of Lot No. 21, N. 4-21 E. 200 feet to an iron pin; thence S. 85-29 E., 70 feet to an iron pin; thence along the line of Lot No. 23, S. 4-21 W., 200 feet to an iron pin on the northern side of Forestdale Drive; thence along the northern side of Forestdale Drive, N. 85-29 W., 70 feet to an iron pin, the beginning corner.

This is that property conveyed to Mortgagor by deed of James K. Smith and Lillian King Smith dated and filed concurrently herewith.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF SOUTH CAROLINA  
OF THE COUNTY OF GREENVILLE  
FILED FOR RECORD  
STAMP  
TAX \$00.00

which has the address of 113 Forest Dale Drive Greenville  
(Street) (City)  
South Carolina 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.

RECORDS  
OFFICE

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