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# MORTGAGE

BOOK: 1544 PAGE 85

THIS MORTGAGE is made this 15th day of June 1981, between the Mortgagor, William James Pickard, Jr. and Brenda Stancil Pickard (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of State of South Carolina, whose address is 107 Church Street - Greer, South Carolina 29651 (herein "Lender").

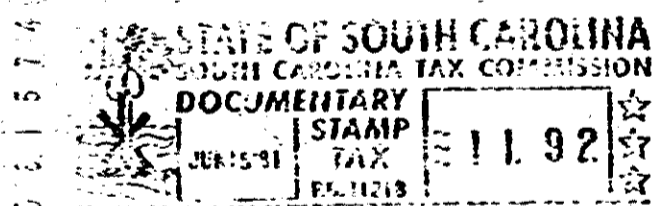
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Nine Thousand Eight Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 15, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2006

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 all buildings and improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southeastern corner of the intersection of Mitchell Road and Greenfield Drive, being known and designated as Lot No. 1 on a plat of Greenfields, made by R. B. Bruce, dated May, 1962, recorded in the R.M.C. Office for Greenville County in Plat Book XX, Page 103, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Mitchell Road at the joint front corner of Lots Nos. 1 and 2 and running thence with the common line of said lots N. 72-10 E., 125.0 feet to an iron pin in the line of Lot No. 17; thence along the common line of Lots Nos. 1 and 17 N. 17-50 W., 125 feet to an iron pin on the southern side of Greenfield Drive; thence along the southern side of Greenfield Drive, S. 72-10 W., 100 feet to an iron pin; thence along the curve of the intersection of Greenfield Drive and Mitchell Road, the chord of which is N. 27-10 W., 35.3 feet to an iron pin on the eastern side of Mitchell Road; thence along the eastern side of Mitchell Road S. 17-50 E., 100 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors by deed of Stephen V. Thompson and Beverly C. Thompson recorded in the R.M.C. Office for Greenville County on June 1981, in Deed Book 1149, Page 923.



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which has the address of 320 Mitchell Road Greenville, South Carolina (herein "Property Address");

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 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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