

REC'D
S.C.
JUN 22 PM '81
DEPT. OF REVENUE
R.M.C.

MORTGAGE

PG. 1544 PAGE 143

THIS MORTGAGE is made this 15th day of June 1981, between the Mortgagor, Ted Allen Conway and Mary Etta J. Conway (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-Two Thousand Six Hundred and No/100ths (\$22,600.00) 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 November 1, 1981;

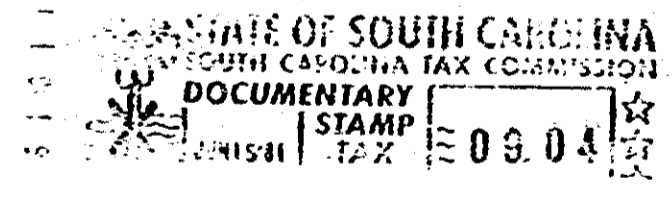
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 together with all improvements thereon situate, lying and being on the southern side of Davidson Road in the County of Greenville, State of South Carolina containing 1.56 acres more or less being designated as Tract No. 3 on a plat prepared by Kermit T. Gould entitled Property of Jesse C. Loper and Estelle C. Loper recorded in the RMC Office for Greenville County in Plat Book 7-L, Page 65 and being the front portion of property shown on a plat for Ben J. Trammell and Wilma K. Trammell by Jones Engineering Service recorded in said RMC Office in Plat Book 4-A, Page 137 and having according to said plats the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Davidson Road at the corner of property now or formerly of Hightower and running thence with the southern side of said road, N. 73-35 E. 100 feet to an iron pin; thence continuing with said road, N. 82-35 E. 100 feet to an iron pin at the corner of property now or formerly of Loper; thence with the line of said property, S. 8-15 E. 235.7 feet to a point; thence S. 80-45 W. 179.8 feet to an iron pin; thence N. 12-15 W. 237.3 feet to an iron pin on the southern side of Davidson Road, the point of beginning.

This mortgage is made subject to an easement 8 feet in width along the eastern boundary line of the mortgaged property for ingress and egress to the property located adjacent and to the rear of the property hereinabove described, said easement being depicted on plat recorded in Plat Book 7L, Page 65 and described in deed recorded in Deed Book 1110, Page 553.

This is the same property acquired by the mortgagors by deed of Joseph Dwight Anderson and Deborah C. Anderson dated June 8, 1981 and recorded herewith in the RMC Office for Greenville County.



which has the address of Route 9, Davidson Road, Greenville, S. C. 29609 (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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