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MORTGAGE

BOOK 1562 PAGE 219

THIS MORTGAGE is made this 25 day of January, 1982, between the Mortgagor, Randall D. Grice and Betty L. Grice

(herein "Borrower"), and the Mortgagee, Home Savings and Loan Association of the Piedmont, a corporation organized and existing under the laws of South Carolina, whose address is 208 East First Avenue, Easley, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Ten thousand six hundred twenty seven and 55/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 25, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 60 months from date;

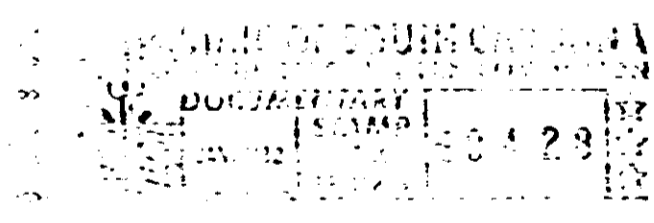
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 1 of Block "J" on the plat of the Melrose Land Company property, which plat is on record in the R.M.C. Office in and for the County aforesaid in Plat Book "A" at Page 157, and being more particularly described as follows, to-wit:

BEGINNING at the intersection of Summit Avenue and Oak Street and running thence with Oak Street 140 feet to an alley; thence with said alley 50 feet to joint corner of lots No. 1 and 2; thence with line common to said lots No. 1 and 2 to a point on Summit Avenue, thence with Summit Avenue 50 feet to the beginning corner.

ALSO all that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, within or near the corporate limits of the City of Greenville, being shown and designated as Lot No. Two (2) in Block J, on plat of Melrose Land Company recorded in Plat Book A, at Page 157, in the Office of the Register of Mesne Conveyance for Greenville County, South Carolina, said lot have a frontage of fifty (50) feet on Summit Avenue, which is now known as McGarity Street, and running back therefrom in parallel lines a dept of one hundred forty (140) feet.

This is the same property conveyed to the Mortgagors by deed of J. G. Blair recorded in the R.M.C. Office for Greenville County in Deed Book 1124 at Page 231, said deed being recorded on April 17, 1980.



which has the address of 304 Stafford Avenue 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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