

Mail to:  
Family Federal Savings & Loan Assn.  
Drawer L  
Greer, S.C. 29651

MORTGAGE

THIS MORTGAGE is made this 21st day of November 1975, between the Mortgagor, Joye S. Borun and Cornelius A. Borun (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 73 Edwards Bldg., 600 N. Main St., Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifteen thousand & no/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 21, 1975 (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, 1995.

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, S.C., State of South Carolina:

ALL that piece, parcel or lot of land, together with improvements thereon, situate on the Southeastern side of Wood Drive, one mile Southwest of Greer, in Greenville County, South Carolina, being shown and designated on a plat of the property of James H. Smith, made by H. S. Brockman and John A. Simmons, dated July 8, 1959, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 00, Page 363, and shown on a more recent plat of the property of Dewey E. Jones, made by G. A. Wolfe, Reg. L. S., dated August 26, 1963, as having the following metes and bounds to-wit:

BEGINNING at an iron pin on the Southeastern side of Wood Drive, approximately 265 feet Northeast from the intersection of Wood Drive with Wayman Drive, and running thence S. 40 E. 150 feet to an iron pin; thence S. 39-18 W. 52.3 feet to an iron pin; thence N. 40 W. 28.6 feet to an iron pin; thence N. 40 W. 95 feet to an iron pin on the Southeastern side of Wood Drive; thence with the Southeastern side of Wood Drive N. 39-18 E. 100 feet to an iron pin, the beginning corner.



which has the address of 402 Wood Drive Greer, SC 29651 (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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