

FILED
GREENVILLE CO. S. C.

JUN 6 1 34 PM '77

DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE

1403 PAGE 287
Mail to:
Family Federal Savings & Loan Assn.
Drawer L
Greer, S.C. 29651

THIS MORTGAGE is made this 25th day of June 1977, between the Mortgagor, Marvin A. Cannon, Sr. AKA as Marvin A. Cannon (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 #3 Edwards Bldg., 600 N. Main St., Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Eight Thousand Five Hundred and NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 25th, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on first day of September, 2007.

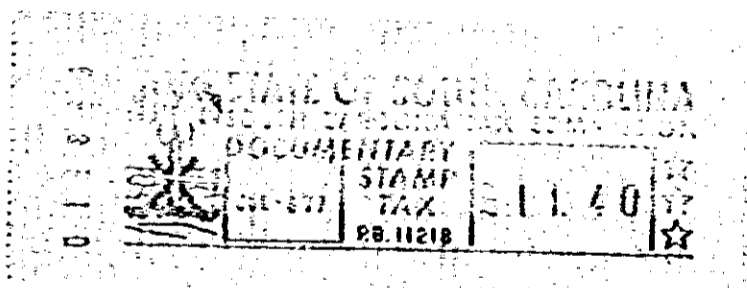
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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: in Highland Township, on the western side of Blue Ridge Drive, adjacent to property of Ralph Arnold Campbell, shown as Lot No. 3 on plat prepared by Wolfe & Huskey, Surv., dated Feb. 27, 1974, and containing 0.87 acres, and having the following metes and bounds, to-wit:

BEGINNING in center of Blue Ridge Drive, joint front corner with Ralph Arnold Campbell and runs thence N. 89-19 W. 254.5 feet to iron pin; thence as rear line, S. 01-14 W. 61 feet to iron pin; thence continuing as rear line, S. 15-28 W. 72.5 feet to iron pin; thence S. 89-19 E. 315.5 feet to iron pin in center of Blue Ridge Drive; thence along center of Blue Ridge Drive, N. 16-41 W. 140 feet to the beginning corner.

Subject to all restrictions, easements, rights of way, roadways and zoning ordinances of record, on the recorded plats or on the premises.

This is that same property conveyed to Mortgagor by deed of J. H. Cannon, recorded Feb. 23, 1977, in RMC Office for Greenville County in Deed Book 1051 at page 473.

029651 6A
039651 6A



3.50 M
1.3 M

which has the address of Blue Ridge Drive, Greer,
[Street] [City]
S. C. 29651 (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 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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