

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

MORTGAGE

THIS MORTGAGE is made this 24 day of February 1978, between the Mortgagor, Thomas M. and Lona D. Spencer (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 713 Wade Hampton Blvd. Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty One Thousand Three Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 24, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2008;

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: being shown and designated as Lot No. 414, Section 5, Del Norte Estates", prepared by Piedmont Engineers and Architects June 4, 1973, recorded in the RMC Office for Greenville County in Plat Book 5G, Page 53, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Bransfield Road at the joint front corner of Lots 413 and 414 and running thence with the joint line of said Lots S. 87-38 W., 143.4 feet to an iron pin; thence N. 8-23 E., 136.2 feet to an iron pin on the southern side of Bransfield Road; thence with said Road S. 75-26 E., 100.7 feet to an iron pin in the southwestern intersection of Bransfield Road and Bransfield Court; thence with said intersection, S. 43-33 E., 36.7 feet to an iron pin on the western side of Bransfield Road; thence with said Road S. 0-28 E., 76.8 feet to the point of beginning.

This is the identical property conveyed to the mortgagors by deed of Agnes L. Smith to be recorded of even date herewith.

which has the address of 2 Bransfield Road, Greenville, South Carolina 29615.
(Street) (City)
..... (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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