

GREENVILLE CO. S.C.

1429 214

Mail to:

Family Federal Savings & Loan Assn.

Drawer L

Greer, S.C. 29651

# 4% MORTGAGE

W. S. TAMMERSLEY  
F.M.C.

THIS MORTGAGE is made this 14th day of April, 1978, between the Mortgagor, Robert L. Grayley and Deborah Akridge (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").

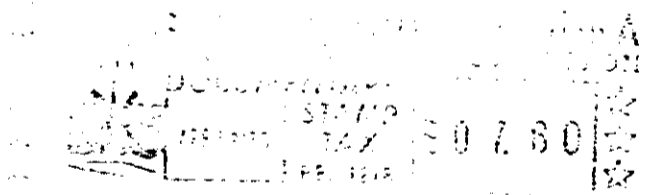
WHEREAS, Borrower is indebted to Lender in the principal sum of Nineteen Thousand and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 14, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2003.

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, in Grove Township, containing One acre, and being more particularly described according to a survey prepared by J. Coke Smith & Son, dated March 28, 1953, as follows:

Beginning at a point in the center of the Greenville-Pelzer Road, corner of property now or formerly of Ruby Lawrence, and running thence with said Road, S. 26-45 W. 100 feet to a point at corner of land now or formerly of J. L. Payne; thence with the line of Payne Land, S. 79-00 W. 441 feet to an iron pin; thence N. 26-45 E. 100 feet to an iron pin in lands now or formerly of Ruby Lawrence; thence with the line of said Land, N. 79-00 E. 441 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Robert E. Berry and Patricia J. Berry recorded in the RMC Office for Greenville County, South Carolina, simultaneously herewith.



which has the address of Route #4, Old Pelzer Road, Piedmont,  
[Street] [City]  
South Carolina 29673  
[State and Zip Code] (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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