

GREENVILLE CO. S.C.

1429-237

APR 13 8 40 AM '78

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

MORTGAGE

THIS MORTGAGE is made this 12th day of April, 1978, between the Mortgagor, Mary Frances Davis A/K/A Mary B. Davis (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 ---Ten Thousand and NO/100--- Dollars, which indebtedness is evidenced by Borrower's note dated April 12, 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 first day of April, 1993.

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 piece, parcel or lot of land in Chick Springs Township, located on the South side of Moore Street, in the City of Greer and being shown as lot number FOURTEEN (14) on plat made for Mrs. I. P. Few (Fanny M. Few) by W. N. Willis, surveyor, dated Nov. 19, 1912 and having the following courses and distances, to-wit:

BEGINNING on the south side of Moore Street, at the joint front corner of lots 13 and 14, being 60 feet east from the corner of Moore Street and Lindal Street and running thence N. 74-30 E., 60 feet along the South side of Moore Street to corner of lot No. 15; thence as the common line of lots 14 and 15, S. 12-58 E., 135.1 feet to a alley; thence along the northern side of alley, S. 76-13 W., 60 feet to the rear corner of lot No. 13; thence as the common line of lots 13 and 14, N. 12-58 W., 113.3 feet to the beginning corner.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances easements and rights-of-way appearing on the property and or/of record.

This is that same property conveyed to mortgagor by deed of Frank P. McGowan, Jr., Master in Equity for Greenville County, recorded in Deed Book 1075 page 294 on March 15, 1978.

which has the address of 202 Moore Street, Greer, S. C. 29651 (herein "Property Address");
(Street) (City) (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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