

GREENVILLE CO. S.C.
FEB 2 4 55 PM '79
DONNIE S. TANNER
R.M.C.

1407 122
Mail to
Family Federal Savings & Loan Assn.
Drawer 1
Greer, S.C. 29651

MORTGAGE

THIS MORTGAGE is made this 2nd day of February, 1979, between the Mortgagee, Alton L. Every and Sally J. Every, (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 THOUSAND AND NO/100 (\$40,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 2, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2009.

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 lot of land located in the State of South Carolina, County of Greenville, about one (1) mile southwest of Greer, on the southeast side of Pleasant Drive, containing 0.95 acre, more or less, as shown on a survey for H. H. Cox dated April 27, 1978, by Wolfe and Huskey, Surveyors, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Pleasant Drive, joint corner with other property of H. H. Cox, and running thence S. 40-00 E. 230 feet to an iron pin; thence S. 49-30 W. 180 feet; thence N. 40-00 W. 230 feet to a point in center of Pleasant Drive; thence with Pleasant Drive N. 49-30 E. 180 feet to the point of beginning.

This being the same property conveyed to mortgageors by deed of H. H. Cox dated October 13, 1978, and recorded 10/23/78, in Deed Book 1020 at page 367, R.M.C. Office for Greenville County.

which has the address of Pleasant Drive, Greer, South Carolina, 29651 (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.

RES 10

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