

FILED
GREENVILLE CO. S. C.
JUN 12 10 05 AM '79
DONNIE S. TANKERSLEY
R.M.C.

VOL 1469 PAGE 849
Mail to:
Family Federal Savings & Loan Assn.
Drawer L
Greer, S.C. 29651

MORTGAGE

THIS MORTGAGE is made this 8th day of June 1979, between the Mortgagor, HERBERT E. SMITH (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").

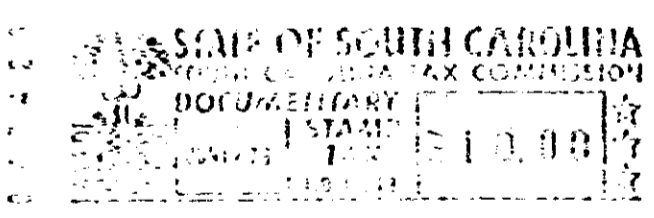
WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY-FIVE THOUSAND and No/100 (\$25,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 8, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 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 piece, parcel or lot of land in the State of South Carolina, County of Greenville, on the southerly side of Bob White Lane, near the City of Greenville, being shown and designated as Lot No. 40 on plat of Super Highway Home Sites, as recorded in Plat Book P, at Page 53 in the RMC Office for Greenville County, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southerly side of Bob White Lane, at the joint front corner of Lots 40 and 41, and running thence with the common line of said lots, S 28-58 E 186 feet to an iron pin in the center of a five foot strip reserved for utilities; thence along said five foot strip, N 73-35 E 50 feet to an iron pin in line of a twenty foot drainage easement; thence with the line of said easement, N 15-13 E 76 feet to an iron pin; thence N 30-17 W 141.3 feet to an iron pin in the southerly side of Bob White Lane; thence with the southerly side of said Lane, S 58-28 W 95 feet to an iron pin, the point of beginning.

Being the same property conveyed to the mortgagor herein by deed of Charles D. Bell and Robbie M. Grice Bell, to be recorded of even date herewith.



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which has the address of Bob White Lane Taylors (City) South Carolina (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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