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BOOK 1386 PAGE 413

GREENVILLE CO. S.C.
MORTGAGE
DONNIE S. STANKERSLEY
R.H.C.

Mail to:
Family Federal Savings & Loan Assn.
Drawer L
Greer, S.C. 29651
BOOK 79 292

THIS MORTGAGE is made this 29th day of December 1976, between the Mortgagor, Arthur Lee Brown and Marlene C. Brown (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 #3 Edwards Bldg., 600 N. Main St., Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-two Thousand Five hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 29, 1976 (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, January, 2007.

RECORDED IN 1976 in Vol. 560 at page 513.
DONNIE S. STANKERSLEY
Assistant Vice President
Greer, S.C.

JAN 14 1977 TO Pick
STANKERSLEY
R.H.C.
JAN 14 1977 10 57 AM '77
GREENVILLE CO. S.C.

Formerly Family Federal Savings and Loan Association

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ALSO, all that piece, parcel or lot of land lying on the South side of the Buncombe Road, Chick Springs Township, and having the following courses and distances, to-wit: Beginning at an iron pin on the South side of said road and which iron pin is at the Northeast corner of the lot which E.M. Eollifield conveyed to J.E. Hayes by deed recorded in the Deed Book 290, Page 121, and running thence from said iron pin S 23 W 300 feet to a stake, thence S 66 E 105 feet to a point, thence N 23 E 300 feet to a point on the South side of said road; thence with the South side of said road N 66 W 105 feet to the beginning point. See deed of A. H. Brown recorded May 23, 1963. Greer Route 6

which has the address of S. C. 29651 (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 thereof, 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 seized 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.

SOUTH CAROLINA - 1 to 3 Family - 6.75 - F.M.A. F.L.M.C. UNIFORM INSTRUMENT

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