

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

Feb 17 10 40 AM '77
DONNIE S. TANKERSLEY
R.H.C.
MORTGAGE

THIS MORTGAGE is made this 15th day of February, 1977, between the Mortgagor, George D. Henson, Jr. And Hazel Marie Henson (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 (here: "Lender").

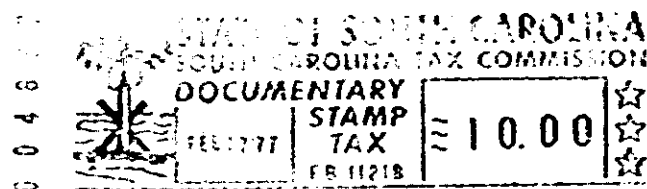
WHEREAS, Borrower is indebted to Lender in the principal sum of twenty-five thousands & no/100... Dollars, which indebtedness is evidenced by Borrower's note dated February 15, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on First, May, 1997.

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 parcel or lot of land containing four (4) acres, more or less, situated on the east side of the Batesville Road, near Brushy Creek Baptist Church, about four (4) miles from the City of Greer, Greenville County, State of South Carolina, and being shown on a plat of the property of George D. Henson by Campbell & Clarkson, Surveyors, dated December 26, 1968, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the east side of the Batesville Road, south corner of the lot herein conveyed and the corner of a lot conveyed to William W. Henson, and running thence along the east side of said road, N. 9-07 E. 179.3 feet to an iron pin; thence N. 71-00 E. approximately 770 feet to an iron pin, corner of a lot conveyed to Louella W. Henson; thence along the line of said lot, S. 23-52 E. 278.1 feet to the corner of the William W. Henson lot; thence along the line of said lot, S. 79-45 W. 649.9 feet and S. 75-37 W. 230.2 feet to the beginning corner.

DERIVATION: See deed of Louella W. Henson, et al, recorded on January 2, 1969 and recorded in Deed Book 859 at page 226.



which has the address of Route 4, Batesville Road Greer, South Carolina 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 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.

6452TR 70

350M

6452TR 70

37M

1389 509

4328 RV-2J