

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

**MORTGAGE**

THIS MORTGAGE is made this 25<sup>th</sup> day of April, 1977, between the Mortgagor, Vivian G. Durham (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 Five Thousand and NO/100-- Dollars, which indebtedness is evidenced by Borrower's note dated April 25, 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 May 1, 1977.

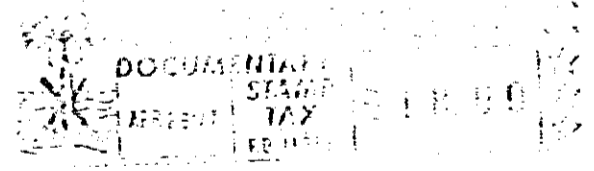
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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: as shown on a plat of property of Ethel C. Durham, prepared by Jones Engineering Service, dated June 13, 1972, having the following courses and distances, to-wit:

BEGINNING at an iron pin in the center of the Frady Road, located 158 feet from the intersection of the Old Saluda Dam Road and Frady Road; thence with the center of the Frady Road, N. 79-39 W. 300 feet to an iron pin; thence S. 85-23 E. 50 feet to an iron pin; thence S. 10-37 W. 255 feet to an iron pin; thence S. 14-22 E. 1143.2 feet to an iron pin located 10 feet from the Poinsett Branch; thence with the branch being the line, the courses and distances of which are as follows: S. 81-00 W. 129.8 feet to an iron pin; thence S. 79-07 W. 180.2 feet to an iron pin; thence leaving said branch and running N. 13-00 W. 699.5 feet to an iron pin; thence N. 3-00 E. 151 feet to an iron pin; thence N. 19-00 W. 208.6 feet to an iron pin; thence N. 12-00 W. 274 feet to an iron pin; thence N. 1-56 W. 65 feet to iron pin, the beginning.

This is that same property conveyed to Mortgagor by deed of Ethel C. Durham, dated this date and to be recorded herewith.

Subject to all easements, rights of way, roadways, restrictions and zoning ordinances of record, on the recorded plats or on the premises.

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which has the address of 2 Frady Road, Greenville, S. C. 29611 (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 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.

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