

FILED
GREENVILLE CO. S.C.
NOV 7 3 17 PM '78

MORTGAGE

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

BOOK 1449 PAGE 502

THIS MORTGAGE is made this 7th day of November, 1978, between the Mortgagor, Stephen M. Smith and Kathleen M. 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").

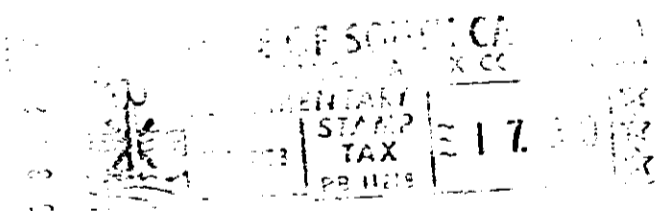
WHEREAS, Borrower is indebted to Lender in the principal sum of Fourty-Four Thousand Five Hundred and NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 7, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on first day of November, 2008

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 piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, shown and designated as Lot No. 6 on a plat of property of E. G. and C. D. Ballenger recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book SSS at Page 62 and 63 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Highland Drive, joint front corner of lots nos. 6 and 23 and running thence as the dividing line between said lots, N. 27-00 E., 219.7 feet to an iron pin on the line of C. W. Ballenger Estate; thence therewith N. 60-37 feet to an iron pin, rear corner of Lot No. 5; thence with the line of Lot No. 5 S. 29-23 E. 188.8 feet to an iron pin on the northern side of Highland Drive; thence therewith S. 44-17 E., 107.2 feet to the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances easements and rights-of-way appearing on the property and/or of record.

This is that same property conveyed to Mortgagors by deed of Harvey and Rollins, Inc. to be recorded herewith.



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which has the address of Highland Drive, Greer, 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 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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