

FILED
GREENVILLE CO. S. C.

MORTGAGE

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

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REC-117-79

THIS MORTGAGE is made this 29th day of March 1979, between the Mortgagor, Hans O. Strom (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").

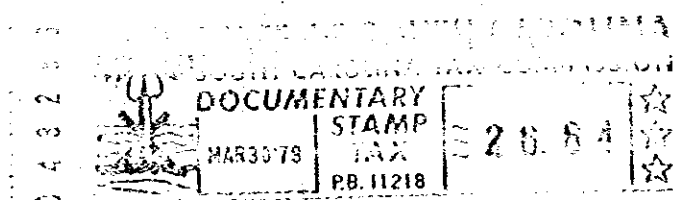
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-six Thousand Six Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 29, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 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 with all buildings and improvements thereon, situate, lying and being on the southern side of Gary Avenue in Greenville County, South Carolina, being known and designated as Lot No. 20 as shown on a plat entitled MAP NO. ONE, CUNNINGHAM ACRES made by C. O. Riddle, dated March 1966, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book BBB at Page 118 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Gary Avenue at the joint front corner of lots nos. 20 and 21 and running thence along the common line of said lots, S. 5-20 W. 165 feet to an iron pin; thence S. 84-40 E. 110 feet to an iron pin at the joint rear corner of lots nos. 19 and 20; thence along the common line of said lots, N. 5-20 E. 165 feet to an iron pin on the southern side of Gary Avenue; thence along the southern side of Gary Avenue, N. 84-40 W. 110 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to Hans O. Strom by deed of Wayne D. Bennett and Linda A. Bennet of even date to be recorded herewith.



which has the address of 12 Gary Avenue, Taylors (City), S. C. 29687 (State and Zip Code) (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 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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