

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

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MORTGAGE

THIS MORTGAGE was made this 3rd day of October, 1979, between the Mortgagor, Michael D. Albrecht (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 Six Thousand Seven Hundred Fifty and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 3, 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 October 1, 1984

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 tract of land with all buildings and improvements thereon, situate, lying and being off the southern side of South Carolina Highway No. 296 known as Bennetts Bridge Road and on the western side of the Enoree River being shown and designated as a 4 acre tract of land on a plat entitled PROPERTY OF MICHAEL D. ALBRECHT made by Freeland and Associates dated September 11, 1979, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 70 at Page 28 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of a 50 foot easement (said iron pin being located the following courses and distances from an iron pin located on the top of the river bank on the western side of the Enoree River and being located on the southern edge of the right of way of Bennetts Bridge Road: S. 64-43 W. 267.8 feet to an iron pin, S. 23-41 W. 37.7 feet to an iron pin, S. 17-22 E. 178.4 feet to an iron pin, S. 29-41 E. 256.3 feet to an iron pin and S. 26-15 E. 353.9 feet to an iron pin) and running thence along the line of other property of the grantors N. 65-36 E. 494 feet to a point in or near the center line of the Enoree River; thence with the center line of said River, S. 40-58 E. 352.3 feet to a point and S. 37-00 E. 40.0 feet to a point; thence with the line of other property of the grantor, S. 76-41 W. 634.6 feet to an iron pin on the eastern side of a 50 foot roadway easement; thence N. 19-41 W. 255.3 feet to an iron pin, the point of beginning.

ALSO: An easement for ingress and egress to and from Bennetts Bridge Road from the above described property along a right of way 50 feet in width as shown on the above mentioned plat prepared by Freeland and Associates. Said easement to be a covenant running with the land.

The above property is the same property conveyed to Michael D. Albrecht by deed of Stephen L. Whitten and Frances A. Whitten of even date to be recorded herewith.

which has the address of Route 5, Highway 296, 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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