

FILED
GREENVILLE CO. S. C.

FEB 13 11 32 AM '76

BONNIE S. TANNERSLEY
CLERK

MORTGAGE

1000-127
Mail to
Family Federal Savings & Loan Assn.
Drawer L
Greer, S.C. 29651

THIS MORTGAGE is made this 13th day of February,
1976, between the Mortgagor, Jennie H. Bray
Savings & Loan Association (herein "Borrower"), and the Mortgagee, Family Federal
the United States of America, 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 Twenty-Three Thousand and
No/100 (\$23,000.00) Dollars, which indebtedness is evidenced by Borrower's note
dated February 13, 1976 (herein "Note"), providing for monthly installments of principal and interest,
with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2001.

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: on the Southwestern side of Fork Shoals Road, and being known
and designated as Lot No. 10 on Plat entitled "Section 1, Jenkins Estates,
Southwest", prepared by C. O. Riddle, dated February 1972, and recorded in the RMC
Office for Greenville County, S. C. in Plat Book 4-M, at Page 197, and having,
according to said Plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Fork Shoals Road at the joint
front corner of Lots Nos. 9 and 10 and running thence with said Road S. 25-09 E.,
170.4 feet to an iron pin; thence S. 63-36 W. 274.4 feet to an iron pin; thence
N. 26-24 W. 170 feet to an iron pin at the joint rear corner of Lots Nos. 9 & 10;
thence with the common line of said Lots N. 63-36 E. 278.1 feet to the point of
beginning.



which has the address of Route #3, Fork Shoals Road Simpsonville,
[Street] [City]
S. C. 29681 (herein "Property Address");
[State and Zip Code]

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improve-
ments 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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