

FILED
GREENVILLE CO. S. C.
MAY 12 8 51 AM '76
LOWE S. TAYLOR
CLERK

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Mort to
Family Federal Savings & Loan Assn.
Drawer 1
Greer, S.C. 29651

MORTGAGE

THIS MORTGAGE is made this 11 day of May, 1976, between the Mortgagor, James Hagood, Jr. (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 73 Edwards Bldg., 600 N. Main St., Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventeen thousand four hundred & no/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 11, 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 May 1, 2006.

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: County of Greenville, being known and designated as Lot No. 130 Kennedy Park, as shown on a plat prepared by Piedmont Engineers, dated Sept. 20, 1964, and revised January 20, 1966, recorded in FMC Office in Plat Book JJJ at page 179, reference to said plat being pleaded, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at iron pin, joint front corner of Lots Nos. 131 and 130 and northern edge of Alpha Street and runnint thence with said Street, N. 87-18 W. 75 feet to iron pin, joint front corner of Lots Nos. 130 and 129; thence as common line of said lots, N. 2-42 E. 133 feet to iron pin; thence as rear line, S. 87-18 E. 75 feet to iron pin, joint rear corner of Lots Nos. 131 and 130; thence as common line for said lots, S. 2-42 W. 133 feet to iron pin on northern side of Alpha Street, the beginning corner.

This is that same property conveyed to Mortgagor by deed from David I. Horowitz dated this date and to be recorded in FMC Office for said County and State.

Subject to all restrictions, easements, rights of way, set back lines, zoning ordinances, of record if any, or on the recorded plat or on the premises.



which has the address of 130 Alpha Street, 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 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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