

GREENVILLE CO. S. C.
MAY 19 2 14 PM '76
DONALD S. TANKERSLEY
R.M.C.

1337-807

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

MORTGAGE

THIS MORTGAGE is made this 19th day of May 1976, between the Mortgagor, Willie F. Allen and Louise A. Dick, (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 3 Edwards Bldg., 600 N. Main St., Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Nine Thousand and 00/100 (\$9,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated MAY 19 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, 1976.

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 those peices and parcels of land, being on the Northern side of Dixie Avenue and Lowndes Hill Road, in the City of Greenville, being shown and designated as Lots Nos. 47 and 48 on plat of "Dixie Hieghts" made by C. M. Furman, Jr., recorded in the RMC Office for Greenville County in Plat Book "H" at page 46, and described as follows:

BEGINING at a stake on the northern corner of Lowndes Hill Road and Dixie Avenue, and runing thence with the northwestern side of Dixie Avenue, N. 43-12 E. 159.9 feet to a stake, corner of Lot No. 49; thence with the line of said lot, N. 46-48 W. 100 feet to a stake at corner of Lot No. 46; thence with the line of said lot, S. 43-12 W. 178.4 feet to a stake on Lowndes Hill Road; thence with the northeastern side of Lowndes Hill Road, S. 56-38 E. 101.5 feet to the beginning corner.

Subject to all easements, rights of way, zoning ordinances of record or on the premises.

This is that same property conveyed to mortgagor by deed of Howard F. Hill, dated this date and to be recorded in RMC Office for said County.



which has the address of Lowndes Hill Road, Greenville, S.C. (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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