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DONNIE S. TANKERSLEY  
R.H.C.

BOOK 1379 PAGE 420

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

# MORTGAGE

THIS MORTGAGE is made this 1st day of October, 1976, between the Mortgagor, Albert Harrison and Annie B. Pyles (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 ---Twenty Nine Thousand One Hundred Fifty and NO/100--- Dollars, which indebtedness is evidenced by Borrower's note dated October 1st, 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 October 1st, 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: being shown as Lot No. 255 on plat of Del Norte Estates, Sec. II, as recorded in the RMC Office for Greenville County, S.C., in Plat Book 4-N pages 12 and 13, and having, according to said plat the following courses and distances:

BEGINNING at an iron pin on the edge of Ellesmere Drive, joint front corner of Lots Nos. 255 and 254, and running thence with the edge of Ellesmere Drive, S. 43-30 W. 95 feet to an iron pin, joint front corner of Lots Nos. 256 and 255; thence with the common line of said lots, N. 46-30 W. 127 feet to an iron pin; thence N. 43-30 E. 100 feet to iron pin, joint rear corner of Lots Nos. 255 and 254; thence with the common line of said lots, S. 46-30 E. 127 feet to an iron pin on edge of Ellesmere Drive, the beginning corner.

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

This is that same property conveyed to Mortgagors by deed of Equitable Assurance Society of the United States, to be recorded on the 4th day of October, 1976, in Deed Book 1043 at page 946.

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which has the address of 15 Ellesmere Drive, Greenville, S. C. 296 (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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