

PLEASE MAIL MORTGAGE

1395 PAGE 520

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

APR 25 4 19 PM '77

DONNIE S. TANKERSLEY 22nd R.H.C.

THIS MORTGAGE is made this 22nd day of April 1977, between the Mortgagor, Alan M. and Angela C. Messer (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-four Thousand and no/100ths (\$24,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 22, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2002

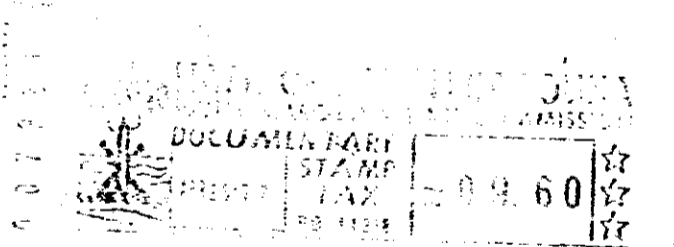
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 lot of land located in the City of Greer, County of Greenville, State of South Carolina, being known and designated as Lot 1 of Block 2 of Mountain View Heights, and being on the corner of Fairview Avenue and North Main Street (formerly Broad Street and also known as S. C. Highway # 14) having a frontage on said North Main Street of 63 feet and being shown on plat of Mountain View Heights as recorded in Plat Book A at Page 299 in the R.M.C. Office for Greenville County; less that right-of-way acquired by the South Carolina Highway Department in order to widen South Carolina Highway # 14.

DERIVATION: See deed of Janie Elizabeth Major to Alan M. Messer and Angela C. Messer as recorded in Deed Book 1053 at Page 61 on March 21, 1977 in the R.M.C. Office for Greenville County, South Carolina.

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which has the address of 400 North Main Street 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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