

PLEASE MAIL

FILED GREENVILLE CO. S.C.

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

MORTGAGE

THIS MORTGAGE is made this fifth day of May 1977, between the Mortgagor, Roy R. Ray, Jr. and Patricia Ann P. Ray (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 Thirty-four Thousand and no/100ths (\$34,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 5, 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 July 1, 2007.

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 lot of land located in the State of South Carolina, County of Greenville, Highland Township, on the west side of Camp Creek-Facks Mountain Road, containing 2.2 acres and being a portion of a 6.14 acre tract as shown on a survey entitled "Property of Mrs. Ida H. Brown" dated December, 1964, by Terry T. Dill, Surveyor, and having according to said plat the following metes and bounds:

BEGINNING at a point in the center of a road leading from the Camp Creek Road to Blind Tiger Bridge, just south of the Camp Creek Baptist Church, joint front corner with property being retained by Grantor, and running thence S. 65-05 W. 315 feet to an iron pin; thence, N. 2-30 E. 463.3 feet to an iron pin; thence, S. 73-15 E. 206 feet to a point in the center of road leading from Camp Creek Road and Blind Tiger Bridge; thence, with center of said road S. 16-55 E 200 feet; thence, continuing with road S. 13-20 E. 62 feet to the point of beginning.

DERIVATION: See deed of Alice Page Henderson to the Mortgagors herein recorded January 30, 1974 in Deed Book 993 at Page 111 in the R.M.C. Office for Greenville County, South Carolina.

which has the address of Route 1, Bright Road, Taylors, S. C. 29687 (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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