

GREENVILLE CO. S.C.

1386 840

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

MORTGAGE

THIS MORTGAGE is made this 6th day of May 1977, between the Mortgagor, J. D. Styles and Carl E. Reid (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/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 6, 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, 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: in Chick Springs Township, containing 4.10 acres, more or less, as shown on plat of the property of J. P. Rosemond as made on April 27, 1945, by Pickell and Pickell, Engs., and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the south side of a country road at the corner of a tract of land conveyed heretofore to T.H. Hiette, and running thence along the line of the Hiette Tract N. 47 E. 64 feet to a stone at the corner of C. E. Barnett property, said line crossing the road referred to; thence along the line of C. E. Barnett N. 49 E. 530 feet to a stone in line of property of J. P. Rosemond, at the corner of property of C. E. Barnett; thence along the line of the Rosemond property S. 34-00 E. 347 feet, more or less, to a new iron pin; thence along the line of property conveyed to Mychack S. 20-41 W. 395 feet, more or less, to a point on the old property line south of said road; thence along the Simmons line N. 86-30 W. 225 feet, more or less, to a point on the south side of said road; thence N. 55 W. 266.5 feet to the beginning corner.

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

This is that same property conveyed to Mortgagors by deed of Terry L. and Dabney M. Galloway of this date and to be recorded herewith.

which has the address of State Park Road, Greenville, S. C. (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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