

FILED
GREENVILLE CO. S. C.

MAY 17 4 32 PM '78

MORTGAGE

1432 43312
Mail to:
Family Federal Savings & Loan Assn.
Drawer L
Greer, S.C. 29651

DONNIE S. TANKERSLEY
THIS MORTGAGE is made this 17th day of May 1978, between the Mortgagor, Wm. Barnes O'Connor and Elizabeth M. O'Connor (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 713 Wade Hampton Blvd. Greer, South Carolina (herein "Lender").

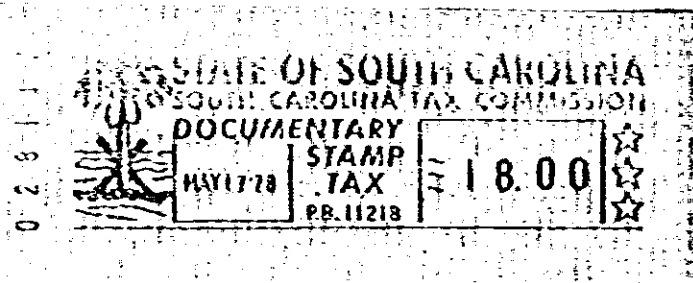
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-five Thousand and no/100- Dollars, which indebtedness is evidenced by Borrower's note dated May 17, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2003;

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 certain, piece, parcel or lot of land, with all improvements thereon situate, lying and being in the State of South Carolina, County of Greenville, on the westerly side of Miller Road in O'Neal Township, as shown on plat of property of Don and Virginia W. Williams, prepared by John A. Simmons, R.S., dated June 16, 1969, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of bridge on Miller Road, spanning South Tyger River, and thence with the center line of the river as the line, the traverse lines of which are S. 83-31 W. 103.3 feet to a point; thence S. 85-55 W. 211.4 feet to a point; thence S. 69-03 W. 238 feet to a point; thence S. 88-31 W. 109.6 feet to a point; thence N. 7-30 E. 211 feet to an iron pin; thence still with the center line of the river, the traverse lines of which are S. 89-19 W. 385.5 feet to a point; thence N. 84-45 W. 163 feet to a point; thence N. 28-30 W. 161 feet to an old iron pin; thence along the boundary of Paul Green (or formerly) property S. 36-15 E. 507 feet to old iron pin; thence N. 89-05 E. 297 feet along southern boundary of Clara Waters (or formerly) property to new iron pin; thence S. 14-10 W. 342.5 feet to new iron pin; thence S. 83-40 E. 601 to the center of Miller Road; thence along said Miller Road on an angle, the chord of which is S. 2-45 W. 89.4 feet to a point; thence further along said road on an angle, the chord of which is S. 1-15 E. 83 feet to a point; thence along the center of said road S. 5-22 E. 137.9 feet to point in center of bridge spanning South Tyger River, the point of beginning, and containing 12.39 acres, more or less.

THIS being the same property conveyed to Mortgagors by deed of Lee Harold Finley, recorded in the R.M.C. Office for Greenville County on June 1, 1976, in Deed Book 1037 at page 232.



which has the address of Route #2 Greer (Street) (City) S.C. 29651 (herein "Property Address"); (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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