

SEP 3 3 30 PM '17

CONNIE S. WALKLEY
CLERK

MORTGAGE

THIS MORTGAGE is made this Second day of September, 1917, between the Mortgagor, John Lyles and Minnie C. Lyles

(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, S.C. 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventeen thousand two hundred eighty & no/100 dollars, which indebtedness is evidenced by Borrower's note of even date herewith (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 2, 2005;

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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in Greenville County, State of South Carolina, being known and designated as Lot No. 4 as shown on Plat of Whipperwill Hills, Section 1, prepared by R. B. Bruce, recorded in the RMC Office for Greenville County in Plat Book 4H at page 20 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southern side of Bayne Road, at the joint front corner of Lots No. 4 and 5; running thence down the joint line of said lots, S. 6-41 E., 219.3 feet; running thence N. 66-24 W., 160 feet, at the joint rear corner of Lots 3 and 4; running thence up said line, N. 12-20 E., 174.7 feet; running thence along the southern side of Bayne Road, S. 82-52 E., 135.9 feet to the point of beginning.

This is the same property conveyed to the mortgagor by Deed of David I. Horowitz as recorded in the RMC Office for Greenville County of even date herewith.



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 in the event 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 easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, principal and late charges as provided in the Note, and the principal of and interest on any Future Advances made by this Mortgage.

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