

FILED
GREENVILLE CO. S.C.
No. 3
MORTGAGE
JANNE C. TAYLOR SNEY
REC'D

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

THIS MORTGAGE is made this 14th day of Sept. 1976, between the Mortgagor, James P. And Mary Ann A. Hyman (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 thousands & no/100 Dollars, which indebtedness is evidenced by Borrower's note dated Sept. 14, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on First, September, 2001

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 of that parcel or lot of land with improvements thereon in the city of Greer, in Chick Springs Township of Greenville County, South Carolina, lying on the south side of West Poinsett Street, having the following courses and distances:

BEGINNING at an iron spike on West Poinsett Street--formerly Emma Street--corner with Edna G. Thompson's lot, and running thence S. 19 W. 204 feet to an iron spike; thence N. 69 1/2 W. 115 feet and 9 inches to an iron spike; thence N. 19 E. 204 feet to an iron spike on the south side of West Poinsett Street; thence S. 70 1/2 E. 114 feet and 4 inches to the beginning corner, containing .54 acre, more or less.

DERIVATION: See deed from R.F. Williams recorded on July 5, 1972 in Deed Book 947 at Page 567 in the R.M.C. Office for Greenville County South Carolina.

THIS conveyance is subject to all restrictions, zoning ordinances, set back lines, roadways, easements and rights-of-way, of record, if any, affecting the above described property.



which has the address of 303 Poinsett St., 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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