

GREENVILLE CO. S. C.

MAR 10 1992

1391 500

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

# MORTGAGE

THIS MORTGAGE is made this 10th day of MARCH, 1992, between the Mortgagor, JAMES M. AND KATHY T. SOLESBEE (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 THIRTEEN THOUSAND, THREE HUNDRED (\$13,300.00) Dollars, which indebtedness is evidenced by Borrower's note dated MARCH 1, 1992 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on MARCH 1, 1992.

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: being shown and designated as 4.5 acres on Mount Lebanon Road, on a plat for Mike Solesbee and Kathy Solesbee recorded in the RMC Office for Greenville County in Plat Book 5-y at Page 7D and having according to said plat the following metes and bounds, to-wit:

BEGINNING at the north-easterly corner of Mount Lebanon Road and running thence S. 69-20 E., 335.0 feet to a point; thence S. 13-11 E., 793.7 feet to a point; thence N. 76-36 W., 220.0 feet to a point; thence N. 13-08 W., 627.0 feet to a point; thence S. 80-07 W., 244.0 feet to a point on Mount Lebanon Road; thence with said road N. 20-40 E., 290.0 feet to the beginning point.

This is the identical property conveyed to the mortgagors by deed of Leonard J. Ponder to be recorded of even date herewith.



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