

## **MORTGAGE**

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

300× 1439 Ha 740

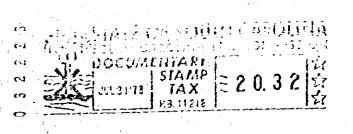
THIS MORTGAGE is made this28	thday ofJ.uly
19/. between the Mortgagor, James .С	Swartz and Ann A. Swartz
***************************************	. (herein "Borrower"), and the Mortgagee Family Federal, a corporation organized and existing erica, whose address is 713 Wade Hampton Blvd.
Savings & Loan Association	a corporation organized and existing
under the laws of the United States of Ame	whose address is 713 Wade Hampton Blvd.
Greer, South Carolina	

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty. Thousand Eight Hundred and No./100. (\$50.,800.00) ---------- Dollars, which indebtedness is evidenced by Borrower's note dated. July. 28,...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,...2008.......

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, lying, being, and situate near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 263 on plat of Sector 5, Botany Wood. Said plat being recorded in the R. M. C. Office for Greenville County, in Plat Book YY, at Pages 6 and 7, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Riveria Drive, joint front corner of Lots Number 262 and 263 and running thence with the line of Lot Number 262, S. 4-20 E., 123.8 feet to a pin in the line of Lot Number 261; thence with the line of Lot Number 261, S. 55-32 W., 122 feet to a pin; thence N. 71-33 W., 38.9 feet to a pin at the corner of Lot Number 264; thence with the line of Lot 264, N. 9-30 E., 190 feet to a pin on Riveria Drive; thence with the Southern side of Riveria Drive, S. 85-36 E., 100 feet to THE POINT OF BEGINNING.

This being the same property conveyed to James C. Swartz and Ann A. Swartz by deed of Ronnie O. Crowe and Judith B. Crowe, of even date to be recorded herewith.



S. C. 29601 (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.

SOUTH CAROLINA-1 to 4 Family-6/75-FNMA/FHLMC UNIFORM INSTRUMENT

4328 RV.21