

OCT 1 12 05 PM '76
DONNIE S. TANKERSLEY
R.M.C.

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

MORTGAGE

THIS MORTGAGE is made this 30th day of September, 1976, between the Mortgagor, Carl A. Howell, Jr. And Alyce Peterson Howell (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 Sixteen thousands & no/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 30th 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, October, 1996.

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 known and designated as all of Lots Nos. 8 and 9 of the P.O. Smith property as shown on plat prepared by W. A. Christopher, Surveyor, dated March 17, 1924, and which plat has been recorded in the RMC Office for Greenville County in Plat Book FF, pages 506 and 507, reference to said plat is hereby made and pleaded for a more complete description and having, according to said plat, the following:

BEGINNING at an iron pin on the southern edge of Palmer Street, corner with Lot No. 10, and runs thence with said street N. 69 W. 113.5 feet to an iron pin; thence in a southerly direction along line of lots Nos. 7 and 8, 200 feet to iron pin; thence as a rear line, 113.5 feet to iron pin, joint rear corner of lots 9 and 10; thence as common line of said lots, 200 feet to point of beginning.

Subject to all easements, rights of way, roadways, restrictions, zoning ordinances, of record, on the recorded plats or on the premises.

This is that same property conveyed to Mortgagors by deed dated September 25, 1976, and to be recorded in RMC Office in Deed Book 1043 page 842, on the 1st day of October, 1976.



which has the address of 516 Palmer Street Greer,
[Street] [City]
S. C. 29651
[State and Zip Code] (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.

7
3
3
0

4328 RV-2