

Oct 7 12 27 PM '76

GREENVILLE COUNTY S.C.

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

# MORTGAGE

THIS MORTGAGE is made this 7th day of October, 1976, between the Mortgagor, Wanda E. Kimmell (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 Ninety-four hundred fifty & 100/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 7th 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: on the southeastern side of Mayflower Street, Chick Springs Township, shown as all of Lot No. 15 and a portion of Lot No. 16 on a Plat of Buena Vista, recorded in Plat Book "W" pages 1 and 29, said plat being pleaded herewith and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the southeastern side of Mayflower Street at the joint front corners of Lots No. 14 and 15, and runs thence with line of Lot No. 14, S. 47-08 E. 150 feet to iron pin; thence S. 42-52-W. 52 feet to an iron pin in rear line of Lot No. 16; thence through Lot 16, N. 47-08 W. 150 feet to iron pin on Mayflower Street; thence with the southeastern side of Mayflower Street, N. 42-52 E. 52 feet to the point of beginning.

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

This is that same property conveyed to Mortgagors this date by deed of Ollie M. Tarte and Alline M. Tarte to be recorded October 7, 1976, in RMC Office in Deed Book 1044 page 178.



which has the address of 4 Mayflower Street, Taylors, S.C. 29687 (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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