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GREENVILLE CO. S. G :15 9 25 Min

## **MORTGAGE**

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

THIS MORTGAGE is made this Lith day of June 19 77, between the Mortgagor, Arnold Edwards & Linda Edwards
Savings & Loan Association (herein "Borrower"), and the Mortgagee Family Federal 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 Fourteen Thousand and NO/100
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
Located about ten Miles north from Greer, S. C. on the north-west side of State Highway No. 14 being shown as all of the property on plat of property of Carl H. and Wary Lou Bradley Jr. made by John A. Simmons, surveyor, dated April 22, 1963, and has the following metes and bounds to-wit.
BEGINNING at a nail in the center of said highway, corner of Ben Verdin (iron pin set off 19 feet on northwest bank of highway) and runs thence N. 50-30 W. 180 feet along the line of Ben Verdin to an iron pin; thence N. 29-14 E., 35 feet with property of the within grantors to an iron pin; thence S. 54-24 E., 130.7 feet to nail in the center of said highway (iron pin set off 16 feet on bank), thence S. 36-30 W., 110 feet along the center of said highway to the beginning corner.
This conveyance is subject to all restrictions, easements, rights of way, speadways and zoning ordinances of record, on the record, on the recorded palts or on the premises.
This is that same property conveyed to Arnold Edwards and Linda Edwards by deed of Chalmer N. Greene and Marcelle Verdin Greene, to be recorded herewith.
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which has the address of Highway, 14,
[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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