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GREENVILLE CO. S. C.

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DENNIS S. TANKERSLEY  
R.M.C.

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

# MORTGAGE

THIS MORTGAGE is made this Seventeenth day of June 1977, between the Mortgagor, Julian L. Pruitt & Martha S. Pruitt (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").

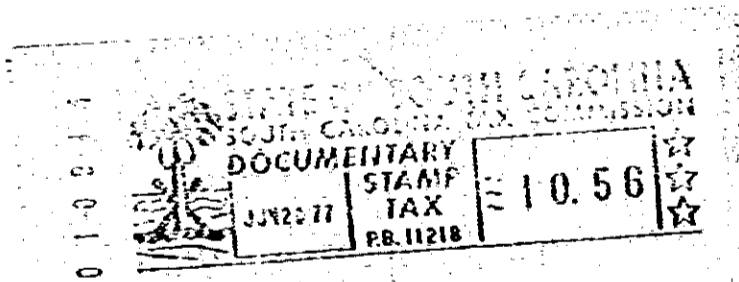
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Six Thousand Four Hundred and NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 17, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2002.

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 certain piece, parcel, or lot of land, situate, lying and being in the O'Neal Township, and being a portion of land formerly owned by J. F. Ballenger, about five miles north of Greer, South Carolina, being known and designated as the Northern one-half of Tract 21 according to a plat prepared by J. Q. Bruce, a registered surveyor, which is recorded in Plat Book YY at Page 1, and being more recently shown on a plat of the Property of Julian L. and Martha S. Pruitt prepared by Tri-State Surveyors dated April 18, 1977, and recorded in the Greenville County R. M. C. Office in Plat Book 6-0 at Page 32, containing 8.29 acres, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Airport Road and running thence S. 49° 29' E. 1555.6 feet to an old stone; thence S. 6° 48' W. 291 feet to an iron pin; thence turning and running N. 48° 05' W. 1729.9 Feet to an iron pin on the South side of said Airport Road; thence N. 44° 02' E. 200 feet to the point of beginning; be all measurements a little more or less.

THIS CONVEYANCE is made subject to all restrictions, set-back lines, roadways, zoning ordinances, easements, and rights of way appearing on the property and/or of record

This is that same property conveyed to Mortgagors by deed of William J. Henson, Et al, recorded in RMC Office for Greenville County in Deed Book 1056 at page 251 on May 9, 1977.



which has the address of Route #2 Greer, S. C. 29651 (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.

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