

Family Federal Savings & Loan Assn.  
Drawer 1  
Greer, S.C. 29651

# MORTGAGE

THIS MORTGAGE is made this 31st day of August, 1977, between the Mortgagor, Rudford F. Lynn (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").

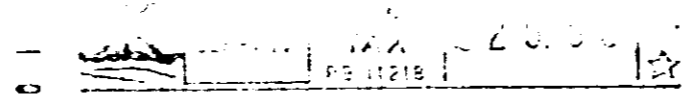
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-four Thousand Five Hundred and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated August 31, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 1992.

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 parcel or lot of land lying and being in the State of South Carolina, County of Greenville, about three (3) miles northwest of the City of Greer, on the south side of State Highway 290, being shown as containing 1.68 acres on a plat of property entitled "Property of Joe E. Taylor Estate", prepared by John A. Simmons, Surveyor, dated December 31, 1969, amended June 14, 1971, and according to said plat, having the following metes and bounds:

BEGINNING at an iron pin in the center of State Highway 290, corner of property previously conveyed to Rudford F. and Sloan Lynn, and running thence with the Lynn line, S. 33-56 W. 231 feet to an iron pin on the line of property of D. Alvin Copeland; thence, S. 57-37 E. 175.5 feet to an iron pin; thence, S. 52-35 E. 138.8 feet to an iron pin; thence, N. 36-24 E. 232.1 feet to an iron pin in the center of State Highway 290 (iron pin back on line at 22 feet); thence, with the center of said Highway N. 54-37 W. 124 feet to a bend; thence, N. 56-10 W. 200 feet to point of beginning.

DERIVATION: See deed of J. Euel Taylor et al to Rudford F. Lynn as recorded August 7, 1973 in Deed Book 981 at Page 279 in the R.M.C. Office for Greenville County, South Carolina.



which has the address of Route 3 Taylors (Street) (City) S. C. 29687 (herein "Property Address"); (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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