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GREENVILLE CO. S. C.

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BONNIE S. TANKERSLEY
R.M.C.

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

MORTGAGE

THIS MORTGAGE is made this 11th day of October 1977, between the Mortgagor, Viola Gail McClain (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 713 Wade Hampton Blvd. Greer, South Carolina (herein "Lender").

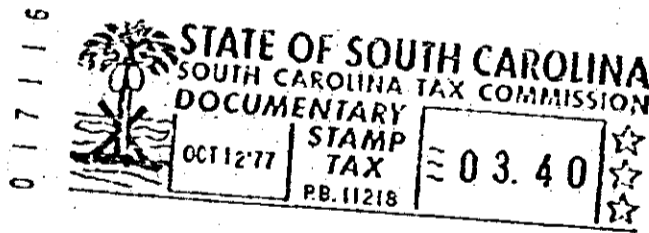
WHEREAS Borrower is indebted to Lender in the principal sum of Eight Thousand Five Hundred and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 11, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 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 piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot 1 on a plat of Section 1 of Chick Springs in Taylors, S. C., which plat was prepared by Piedmont Engineers on May 5, 1966 and was revised on July 12, 1966, the same being recorded in the RMC Office for Greenville County in Plat Book PPP-17, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Hill Street at the joint front corner of Lots 1 and 2, and running thence with the line of said Lots N. 21-24 W. 98.75 feet to an iron pin in the line of Lot 10; thence with the line of Lots 10 and 11, S. 52-37 W. 74 feet to an iron pin at the joint corner of Lots 1, 11 and 12; thence S. 31-06 E. 88 feet to an iron pin on the northerly side of Hill Street; thence with the northerly side of Hill Street N. 60-20 E. 57 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagor herein by Deed of Charles Douglas Baird and Debra T. Baird, which Deed is dated October 11, 1977, and is to be recorded herewith in the RMC Office for Greenville County.



which has the address of 30 Circle Drive Taylors, S. C. 29687 (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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